

Angel Road, Thames Ditton, KT7

£485,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Beautifully presented throughout and offering well-balanced accommodation, this superb home comprises a generous front garden, a welcoming entrance hallway, two spacious double bedrooms, a stylish modern family bathroom and an impressive open-plan kitchen/reception room. The kitchen is thoughtfully designed with integrated appliances, quality cabinetry and a breakfast bar that naturally zones the space, creating a sociable yet practical layout. The reception area enjoys excellent natural light and provides direct access to the rear garden. The rear garden is a real highlight, stretching to approximately 75–80ft, with side access and a versatile garden room to the rear, which is ideal for a home office, studio or additional storage. It is rare to find a garden of this scale with a ground-floor maisonette.

Stunning ground floor maisonette

Two double bedrooms

Large front and rear gardens

Open plan kitchen-reception room

Stylish kitchen and bathroom

Lease is approx 122 years remaining

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TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

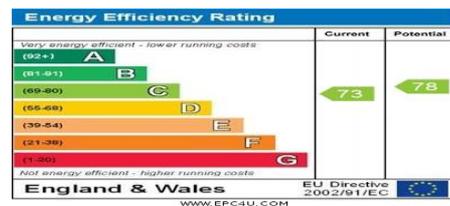
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.