

# Rushett Close, Thames Ditton, KT7

£625,000 Freehold

2 Bedrooms | 0 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate is delighted to introduce this attractive two-bedroom semi-detached period home to the market. Located on one of Thames Ditton's most sought-after cul de sacs, this excellent home comprises; a front garden, off-street parking, and a spacious and open-plan reception/dining room, which is perfect for entertaining. The ground floor further benefits from a modern kitchen with plenty of storage integrated appliances and leads onto a large rear extension. The garden is a good size with a decked area and the rest laid to lawn. To the rear of the garden is a shed. Leading up the stairs to the first floor and two well-appointed double bedrooms and a stylish family bathroom. The home is offered to the market with no chain. We believe this home will appeal to a wide audience, including young families drawn to the highly sought-after School catchment area.

**Attractive period cottage**

**2 double bedrooms**

**Off street parking**

**Excellent decorative condition**

**Highly sought after location**

**Quiet cul de sac**

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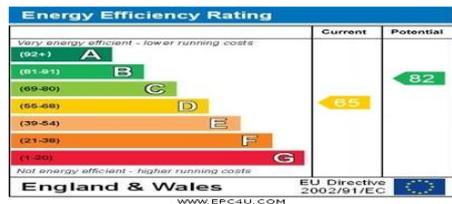
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Tenure: Freehold

Council Tax: E

Local Authority: Hill Johnson & Leo Solicitors

EPC Rating: D



**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.