

Portsmouth Road, Thames Ditton, KT7

£365,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present to the market this well-presented ground floor maisonette, ideally situated in the heart of Thames Ditton Village. Set within the highly regarded and peaceful Ditton Lawn development, this bright and spacious home offers an excellent blend of comfort and convenience. The property benefits from its own private front door, leading into a generous entrance hallway. From here, you'll find a large reception room with a tree lined outlook. The separate kitchen is fitted with integrated appliances and enjoys direct access to the gardens, offering a lovely outlook. Additional features include a modern family bathroom, a spacious principal bedroom with calming views over the beautifully maintained communal gardens., and a second double bedroom.

Well presented

Two double bedrooms

Quiet and well regarded residential development

Communal Gardens

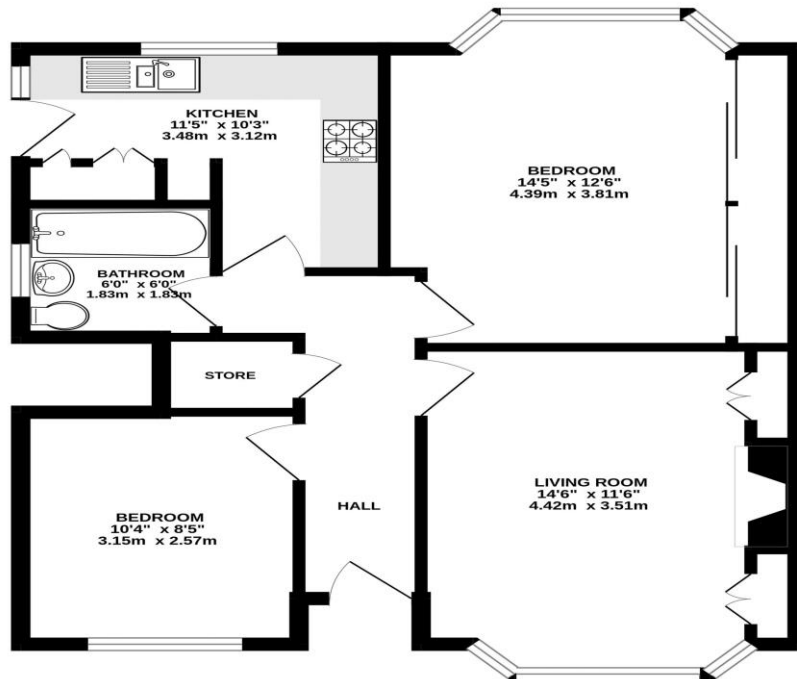
Short walk to Village and Station

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DITTON LAWN, THAMES DITTON
INTERNAL FLOOR AREA (APPROX.) 625 sq ft/ 58.0 sq m

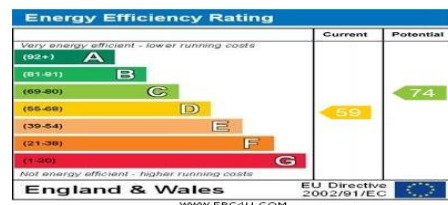
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

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.