

Mayfield Close, KT7

£495,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

The property opens into a welcoming hallway leading to a spacious and well-appointed reception room with feature fireplace and large window allowing plenty of natural light to fill the room. The space comfortably accommodates both living and dining areas, making it ideal for relaxing or entertaining. The kitchen is modern and stylish with ample worktop space, integrated appliances and plenty of storage, finished with attractive wooden work surfaces. There are two generous double bedrooms, including a particularly spacious principal bedroom, together with a contemporary family bathroom finished with modern tiling and fittings. Externally the property benefits from a superb rear garden which is both idyllic and not overlooked, offering a peaceful outdoor space. To the rear of the garden is a substantial summer house.

Lease is currently approx 929 years remaining

Beautifully presented

Two double bedrooms

Quiet Cul De Sac location

Large front and rear garden

Demised loft space with potential to extend STPP

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Mayfield Close,
Thames Ditton, KT7

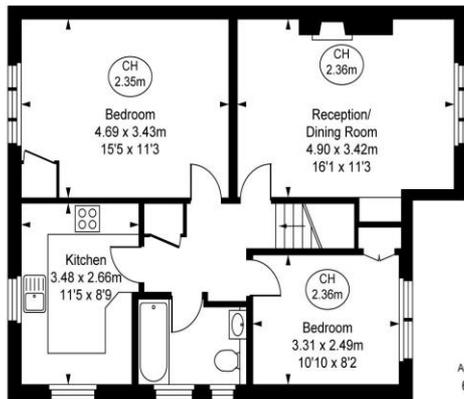
Approximate Gross Internal Area
68.15 sq m / 734 sq ft

Store
1.29 sq m / 14 sq ft

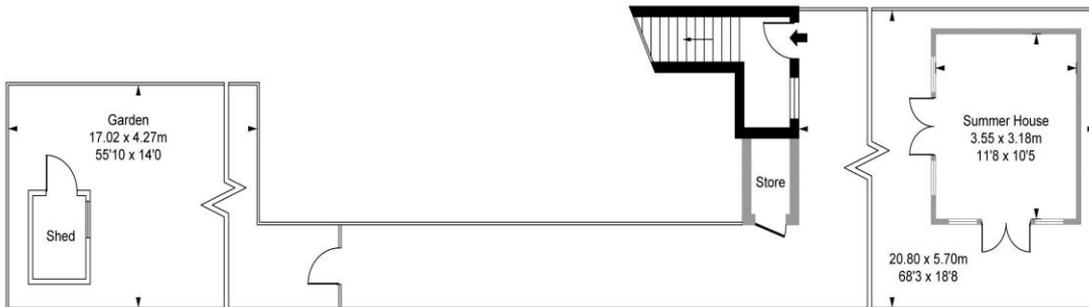
Summer House
11.29 sq m / 122 sq ft

Total Areas Shown on Plan
80.72 sq m / 869 sq ft

(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
63.98 sq m / 689 sq ft



Ground Floor Entrance
Approximate Gross Internal Area
4.17 sq m / 45 sq ft



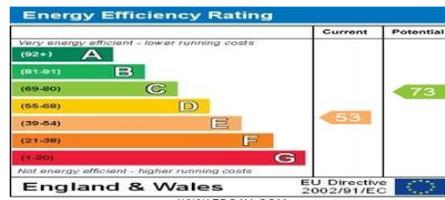
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

Tenure: Share of Freehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: E



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.