

Rushett Road, Thames Ditton, KT7

£540,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this exceptional two double bedroom period cottage on a highly sought after residential road in Thames Ditton. This much-loved family home is presented to the market in excellent decorative condition and comprises; front garden, entrance porch, reception room with working feature fireplace and bespoke storage, dining room with ample under stairs storage, bespoke contemporary kitchen with integrated appliances, stylish and newly fitted bathroom suite with shower/bath, WC and a large built in storage cupboard. Leading up the central stairs to the first floor you have the master bedroom with built in storage at the front and the second double bedroom at the back, again finished to an excellent standard. This lovely cottage further benefits from double glazing throughout and wooden flooring to both the dining room and reception room. The rear garden is accessed via the dining room.

Period home

Impeccable decorative condition

Dining room

Reception room

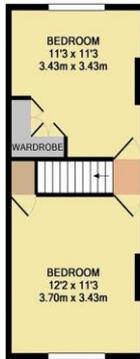
Stunning kitchen and bathroom

Lovely gardens

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TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 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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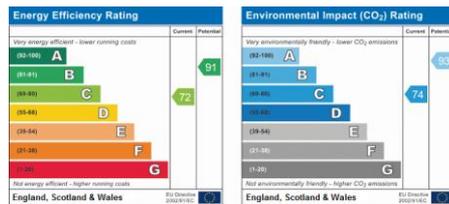


Tenure: Freehold

Council Tax: D

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.