

Prospect Road, Long Ditton, Surbiton, KT6

£920,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Stunning and deceptively large two/three bedroom period cottage with immense curb appeal. This attractive home is located on one of Surbiton's most sought after roads and is presented to the market in excellent decorative condition. pretty front garden, entrance hallway, Spacious and open plan reception/dining room boasting stunning floor to ceiling French windows complete with original internal shutters, a log burner in the beautiful fireplace and original wooden flooring. Leading from here is the lovely eat in kitchen/dining room. The kitchen benefits from being side extended and comes with some integrated appliances. The rear garden is accessed from here and is approximately 80ft long. With an array of well-tended shrubbery and a patio area. To the first floor is the main bedroom with twin sash windows and feature fireplace, double bedroom. stylish family bathroom . The loft is boarded with a fixed stair case. Whilst this bonus room is missing permissions and regulations, it does serve as a useful room and STPP could be turned into a formal third bedroom.

Attractive character house

Well maintained front and rear garden

2 double bedrooms

High ceilings

Bonus loft room. Scope to add planning to make into a third bedroom

Available with original features

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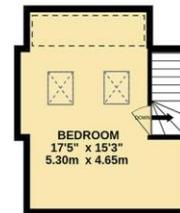
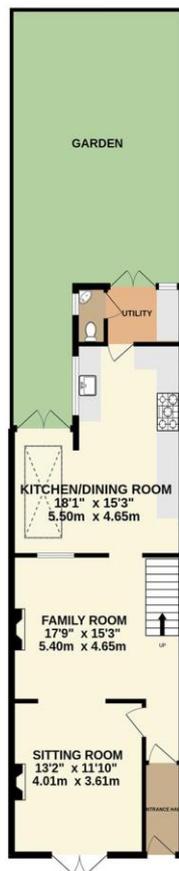
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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: E

Local Authority: Royal Borough of Kingston upon Thames

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.