

Angel Road, Thames Ditton, KT7

£899,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

This superb family home is in great decorative condition and has been extended to the ground floor. Set back from Angel Road, the property comprises - forecourt parking for two cars, porch, a hallway with understairs storage, a spacious and open-plan reception/dining room, the modern kitchen opens into a newly built rear addition. This is the heart of the home and offers a great additional entertaining space. Additionally, you will find a handy utility room plus downstairs cloakroom. The substantial west-facing garden has been well tended to and can be accessed via conservatory. Also on the ground floor is a garage, which can be accessed from either from the front or rear garden. Leading upstairs to the first floor is a family bathroom, two good-sized double bedrooms and the primary bedroom.

Semi detached family

3 bedrooms

Great decorative condition

Off street parking for 2 cars

Mature garden

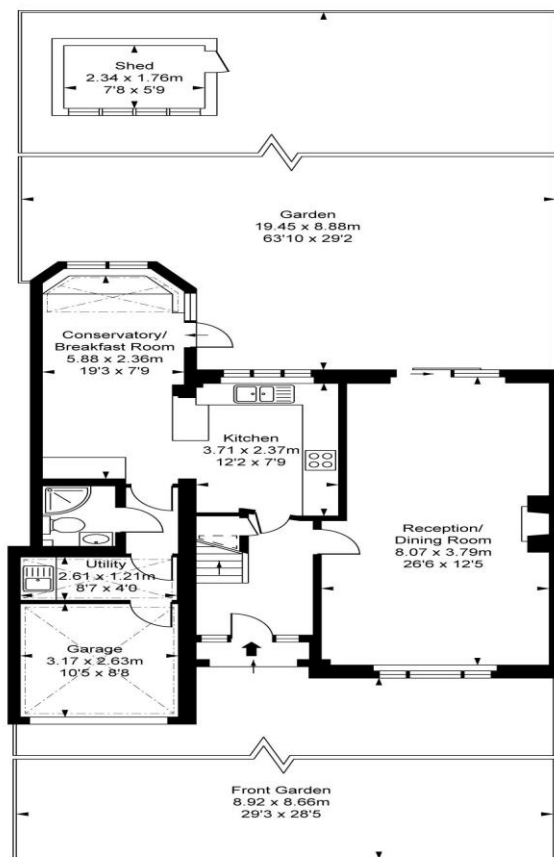
Scope to extend STPP

Angel Road, Thames Ditton, KT7

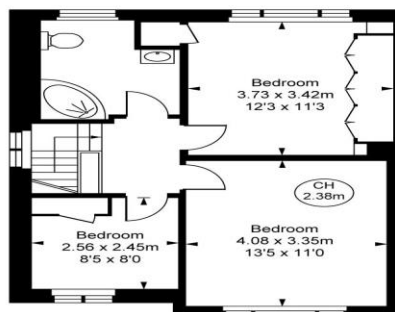
£899,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Angel Road, KT7
Approximate Gross Internal Area
122.21 sq m / 1,315 sq ft
(Including restricted height
under 1.5m C = = = 3)
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
45.84 sq m / 493 sq ft

Ground Floor
Approximate Gross Internal Area
76.37 sq m / 822 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Ivy Gate

Tenure: Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	81 B
39-54	E		
21-38	F		
1-20	G		

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.