

Sugden Road, Thames Ditton, KT7

£475,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

IVY GATE are delighted to introduce to the market this stunning two double bedroom top floor maisonette. With an enviable location between three sought-after areas of Long Ditton, Thames Ditton and Hinchley Wood this super home comprises: well maintained and private front garden, Entrance porch and private front door to the ground floor. Leading up the stairs to the first floor is a spacious hallway with a useful cupboard and room for a work desk. Branching from here is the spacious reception room, two well proportioned double bedrooms, sleek and modern kitchen and family bathroom. The loft is demised to the home and has the potential STPP to extend into it. The private rear garden offer a quiet oasis which is ideal for relaxing and entertaining. LOCATION. Two miles down the River Thames lies the historic borough of Kingston Upon Thames, where over a thousand years ago Saxon Kings were crowned on the Coronation Stone - still on display - but is now more famous for its large and vibrant shopping centre. In the other direction along the Thames, the World Heritage Site of Hampton Court and its surrounding gardens are just a short drive away. Two of the largest and most ancient of the Royal parks are also found nearby - Bushey Park with its freely roaming deer, and Richmond Park with its 60sqkm of space and ancient forest are just a few miles away.

Two bedroom top floor maisonette

Excellent condition

Private front and back garden

Close to both Surbiton, Hinchley Wood and Thames Ditton

Within catchment to Hinchley Wood School

Sugden Road, Thames Ditton, KT7

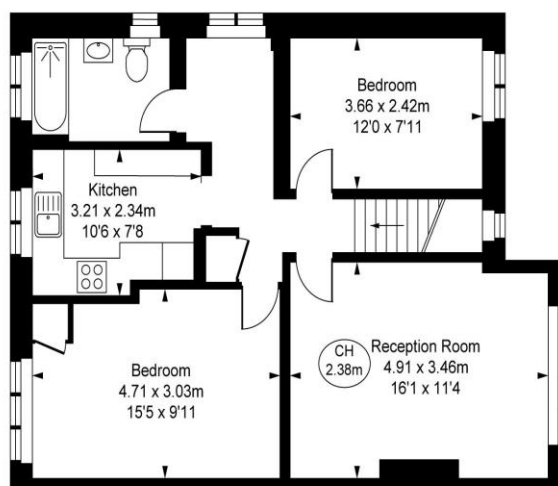
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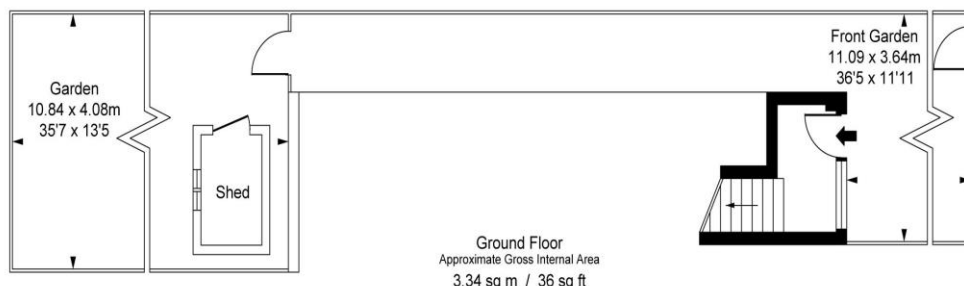
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Sugden Road,
Thames Ditton KT7
Approximate Gross Internal Area
67.82 sq m / 730 sq ft
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
64.48 sq m / 694 sq ft



Ground Floor
Approximate Gross Internal Area
3.34 sq m / 36 sq ft

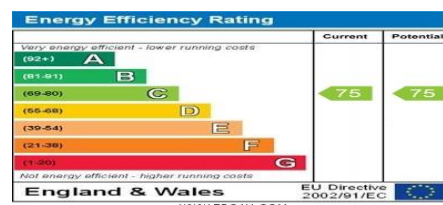
This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Tenure: Leasehold

Council Tax: C

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.