

Queens Road, Thames Ditton, KT7

Monthly Rental Of £1,550

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present this lovely three bedroom family home located on a highly sought after 'River Road' close to Thames Ditton village. Presented to the market in good decorative order this delightful home comprises; entrance porch, spacious open plan reception/dining room (perfect for entertaining) and kitchen offering a flexible open space. This downstairs space also allows access to the private rear garden which is perfect for entertaining and comes with a decked area and shed with the option to use this as off street parking. Leading up the stairs to the first is the master bedroom with built in wardrobes, two further bedrooms and a family bathroom. The property further benefits from gas central heating throughout and double glazing. Queens Road is conveniently located near to the River Thames and views along the river to Hampton Court Palace, Surbiton and Thames Ditton town centres as well as Kingston and all of its amenities. There are excellent transport links with direct trains from Surbiton and Thames Ditton to Waterloo and for the motorist, the A3 is within easy reach. Queens Road is in close proximity to some highly sought after schools such as Thames Ditton infants and juniors

Three bedrooms

Private garden

Desirable river road

Excellent school catchment

Queens Road, Thames Ditton, KT7

Monthly Rental Of £1,550

3 Bedrooms | 1 Bathrooms | 1 Reception

IVYGATE™

Three bedrooms

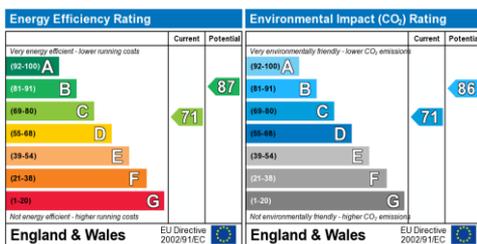
Private garden

Desirable river road

Excellent school catchment



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
Made with Metropix ©2015.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Tenure:

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.