

Ewell Road, KT6

£450,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Presented to the market in great decorative condition is this inviting two-bedroom family home. Located close to sought after schooling, this much loved family home comprises; large front garden, porch, spacious reception room with feature fireplace and an open plan kitchen/breakfast/dining room, perfect for entertaining. The modern kitchen also comes with integrated appliances. Leading through patio doors is the gorgeous rear garden with decked area, full borders and shed. Leading up the stairs to the first floor are two well-presented double bedrooms, a neutral family bathroom and additional storage. The property further benefits from potential to extend to the rear STPP. This home would naturally appeal to young families drawn to a welcoming family home in close proximity to the sought after local schooling.

Excellent condition

Lovely garden

Close to Surbiton station

Great local schools

NO ONWARD CHAIN

2 double bedrooms

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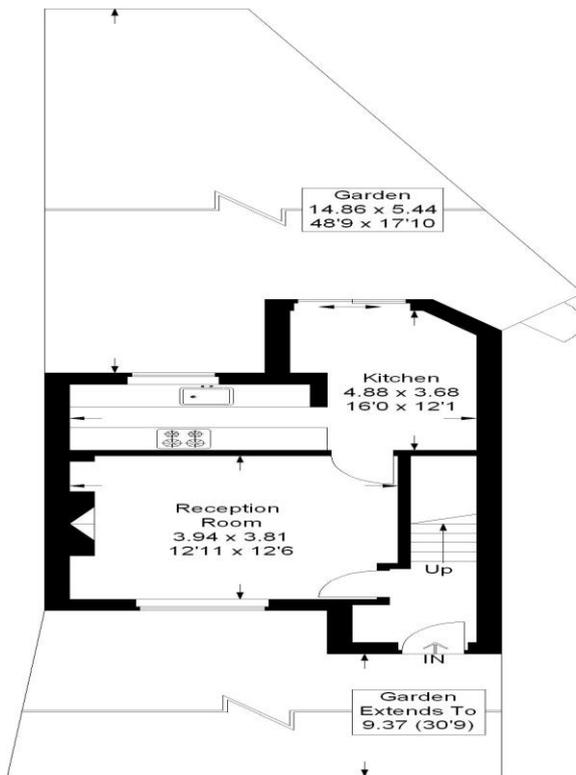
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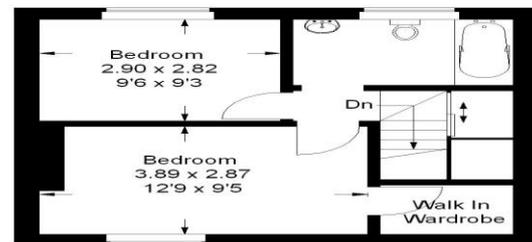
NO ONWARD CHAIN

2 double bedrooms



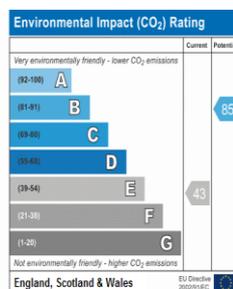
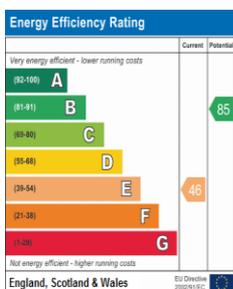
Ground Floor

Ewell Road
Approximate Gross Internal Area
66.8 sq m / 719 sq ft



First Floor

Illustration for identification purposes only. measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID243835)



Tenure: Freehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: E

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.