

# Ewell Road, Surbiton, KT6

£599,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

A three bedroom semi-detached family home with enormous potential to improve and extend STPP. Located on a pleasant road in desirable Long Ditton village and in close proximity to Surbiton town centre this property comprises; front garden entrance hallway, WC, spacious reception room, dining room leading onto a bright conservatory, the kitchen is also accessed via the dining room and has a door leading out to the garden. The garden has been well maintained and sitting at approximately 80ft it's the perfect space for families and for entertaining. The garden benefits from a patio area, a storage shed and greenhouse. Leading up the stairs to the first floor are three bedrooms and family bathroom.

**Semi detached**

**Massive potential to improve and extend**

**Fantastic garden approx 100ft**

**Great location**

**Within catchment to the local schools**

**NO CHAIN**

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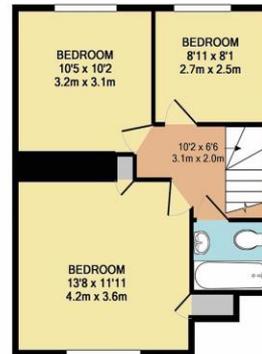
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GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)

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 62017

Tenure: Freehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating:

### 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.