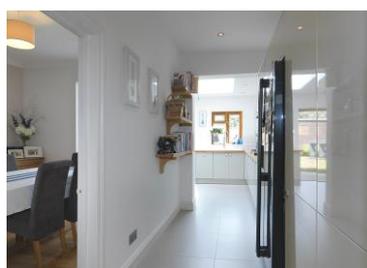


Kings Road, Long Ditton, KT6

£625,000 Freehold

2 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Summary:

Comprising; pretty front garden, welcoming entrance hallway, reception room with built-in storage and bay window, elegant dining room with feature fireplace and reclaimed wooden flooring, stylish and contemporary kitchen with ample storage and integrated appliances. The newly extended full width rear edition offers a further reception room complete with bifold doors leading out to the private rear garden and two large flat glass roof light allowing for natural light to flood through the ground floor. The much-loved West facing rear garden offers a perfect space for entertaining with decked area, lovely borders, BBQ area and shed. The garden can also be accessed via the side of the property. Leading up the stairs to the first floor is a spacious master bedroom with built-in wardrobes, a further double bedroom and modern family bathroom.

Semi Detached

Impeccably decorated

Large rear extension

Two double bedrooms

Two reception rooms

Delightful south facing garden

Kings Road, Long Ditton, KT6

£625,000 Freehold

2 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™

Semi Detached

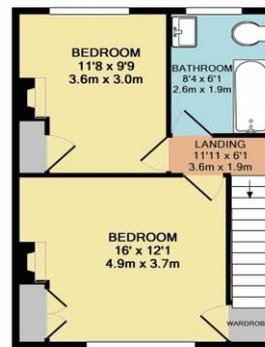
Impeccably decorated

Large rear extension

Two double bedrooms

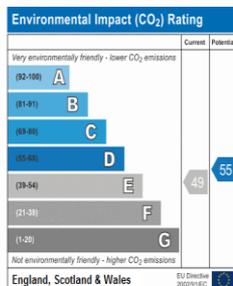
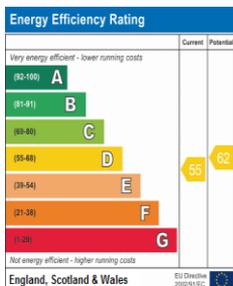
Two reception rooms

Delightful south facing garden



TOTAL APPROX. FLOOR AREA 1004 SQ. FT. (93.3 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.
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Tenure: Freehold

Council Tax: D

Local Authority: Kingston upon Thames

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.