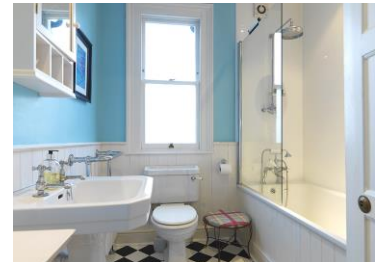


Thornhill Road, Surbiton, KT6

Guide Price £699,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this attractive Victorian family home in great decorative condition. Located on a sought after residential road and awash with original features this desirable home. Comprising ,reception room, dining room, kitchen, lovely garden, 4 bedrooms one with en-suite and family bathroom.

Highly sought after Victorian home

Delightful garden

High vaulted ceilings and awash with character

Within catchment to the sought after local

Spacious converted loft with ensuite shower room

schools

Four bedrooms

T: 020 3282 7162 | E: hello@ivygate.co.uk | Ivy Gate

ivygate.co.uk

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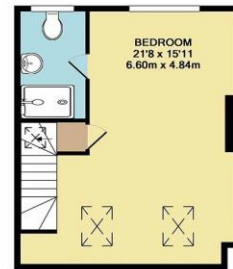
Four bedrooms



GROUND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(46.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 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: E

Local Authority: Royal Borough of 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.