

Rectory Lane, Long Ditton, KT6

£975,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate is delighted to present to the market this exquisite 4-bedroom semi-detached home. This simply stunning home has been skillfully extended and is impeccably presented throughout. Comprising: entrance hallway, garage, open plan reception, dining room, shower room, stunning kitchen, landscaped gardens, 4 double bedrooms, 2 en suite shower room, stylish family bathroom.

Skillfull extended 4 bedroom house

Beautiful decorative condition

Solar Water heating panels installed on the roof

LED light fittings throughout the property

High speed fibre broadband installed

All windows are standard German double glazed tilt and turn lockable units

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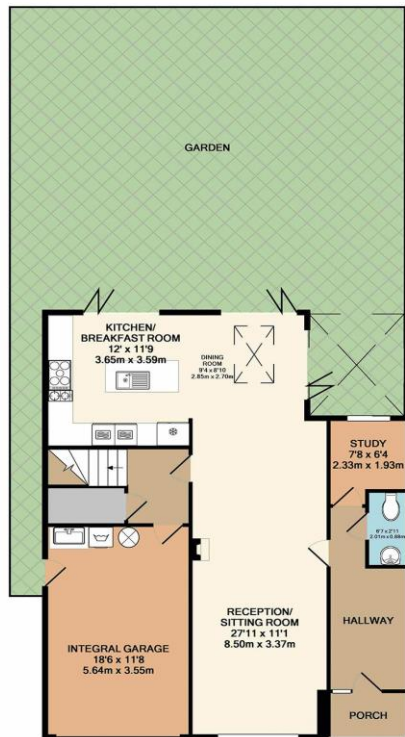
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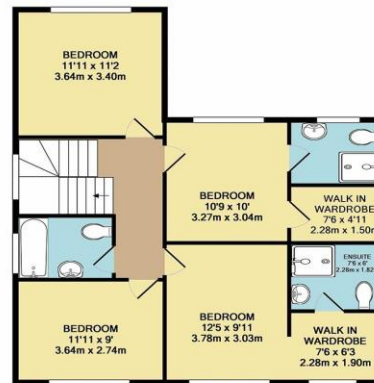
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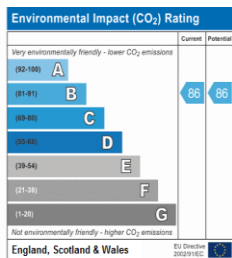
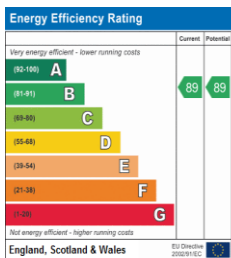
GROUND FLOOR
APPROX. FLOOR
AREA, 1003 SQ. FT.
(93.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA, 790 SQ. FT.
(73.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1793 SQ. FT. (166.6 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 02018



Reference:
32 Rectory Lane, Long Ditton, KT6 5HW

Tenure: Freehold
Council Tax: E
Local Authority: Elmbridge Borough Council
EPC Rating: B

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.