

Lynwood Road, Thames Ditton, KT7

£755,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



Summary:

Ivy Gate is delighted to introduce to the market this well presented four double bedroom town house. Located in this peaceful and highly sought after residential development this spacious property offers close to 2,000 sqft of internal accommodation and comprises; stairs to the first floor, kitchen with integrated appliances and granite work surface, WC, reception room with balcony and wooden flooring. Leading down the stairs to the ground floor is a further reception room with doors leading to the garden, there is also a utility room, shower room and access to the garage from this level. The garden has a patio area and synthetic lawn, which is perfect for young families. To the first floor are two bedrooms, family bathroom, bedroom with en suite shower room and a separate storage cupboard. Located on the second is the master bedroom with built in wardrobes, eaves storage and en suite shower room.

Four bedrooms

Town house

Good decorative condition

Garage

Lovely garden

Highly regarded residential development

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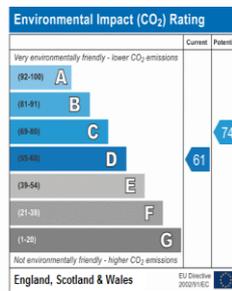
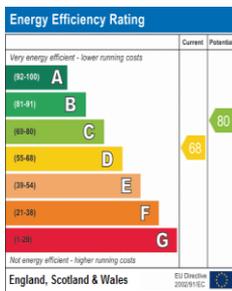
Garage

Lovely garden

Highly regarded residential development



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: G

Local Authority: Elmbridge Borough Council

EPC Rating: D

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.