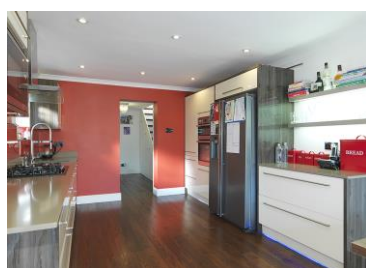


# Rushett Close, Thames Ditton, KT7

Guide Price £699,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

This pretty end of terrace period cottage comprises; front garden, newly paved off street parking for two cars, large entrance hallway, bespoke under stairs storage, extended front reception room with bay windows and feature fireplace, WC, spacious kitchen/dining room with stylish and integrated appliances and patio doors leading out to the rear garden. The delightful garden is approx. 120ft long and comes with patio area, large lawned area and huge scope for the new owner to add their mark. Leading up the stairs to the first floor and branching off the large landing area is a versatile room which is currently being used as nursery but could also make a useful office, a large front facing bedroom, master bedroom with stylish ensuite shower room and views over the rear garden and contemporary family bathroom. The property further benefits from potential to extend into the loft STPP.

**Stunning period cottage**

**Off street parking**

**Two double bedrooms**

**Open plan kitchen/diner**

**Master bedroom with en-suite shower room**

**Large garden**

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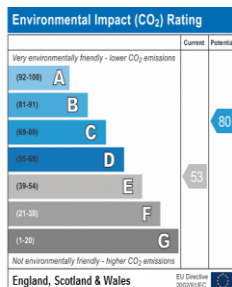
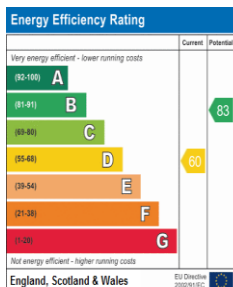
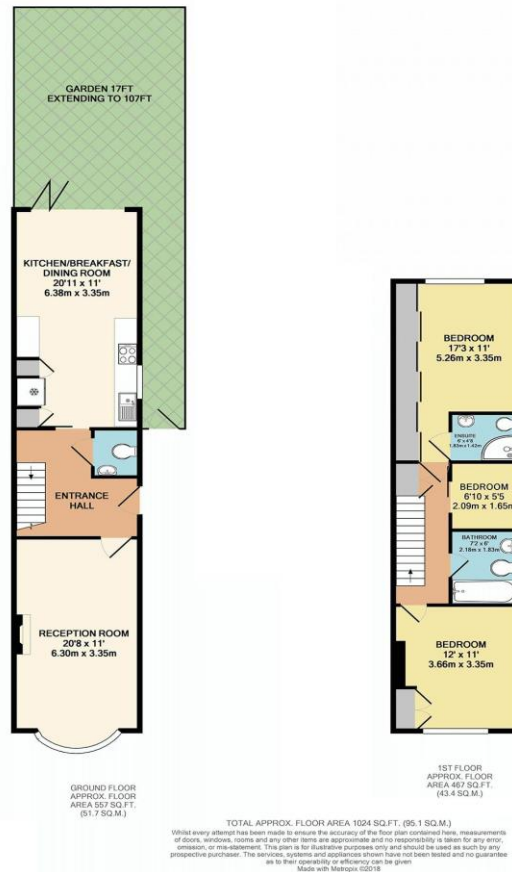
Off street parking

Two double bedrooms

Open plan kitchen/diner

Master bedroom with en-suite shower room

Large garden



Tenure: Freehold

Council Tax: E

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.