

# Summer Road, Thames Ditton, KT7

Guide Price £785,000 Freehold

3 Bedrooms | 0 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Presented to the market in excellent decorative condition throughout the property comprises; Front garden/off street parking, entrance hallway, spacious and extended reception room which opens into the splendid kitchen/dining room. Separating the two spaces is a utility room and ground floor WC. The kitchen comes with a range cooker and integrated appliances. Natural light floods through the ground floor via expansive bi-fold doors leading out to the rear garden. The much loved south facing rear garden is approximately 70ft in length and offers a patio area, rich borders (in the spring) a shed and spacious office/play room complete with electricity and plumbed in for future use. The idyllic outside space which backs onto playing fields can also be accessed via a side passageway. Leading up the stairs to the first floor are two bedrooms, family bathroom and stunning master bedroom with high vaulted ceilings and en-suite shower room.

**Family home**

**Excellent decorative condition**

**3 bedrooms**

**Lovely garden south facing garden**

**Off street parking**

**Close to Thames Ditton village/train station**

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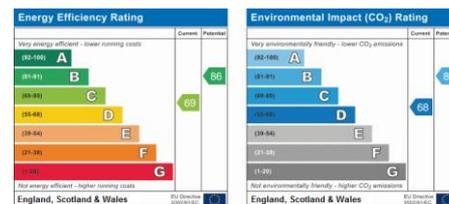
TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 102019

Tenure: Freehold

Council Tax:

Local Authority: Elmbridge Borough Council

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.