

Summer Road, Thames Ditton, KT7

£825,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

This stunning home comprises; stylish front garden, welcoming entrance hallway with elegant tiling and reinstated cornicing, delightful open plan reception/dining room, spacious bespoke Neptune kitchen/breakfast room with high spec integrated appliances and French patio doors leading out to the rear garden. The rear garden (approx. 70ft) comes with a patio area to the front and decked area to rear. The property also benefits from rear access from Alexandra Road. Leading up the stairs to the first floor is; master bedroom with twin sash windows with plantation shutters and newly fitted built in wardrobes, two further double bedrooms and simply gorgeous family bathroom. The loft has been partially converted to add a very useful 4th bedroom/study. STPP this bonus room could be developed with relative ease into a 4th bedroom adding to the already generous footprint.

Impeccably decorated

Three bedrooms

Recently renovated throughout

Stunning bespoke kitchen

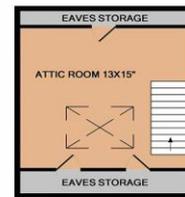
Stlying bathroom

Loft - Bonus room

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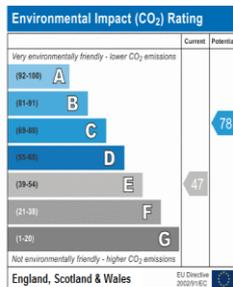
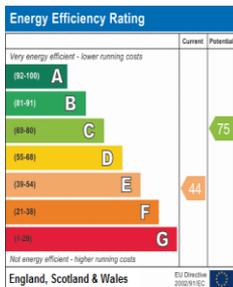
GROUND FLOOR APPROX. FLOOR AREA 676 SQ.FT. (62.6 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

2ND FLOOR APPROX. FLOOR AREA 262 SQ.FT. (24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1578 SQ.FT. (146.6 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 ©2017



Tenure: Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating: E

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.