

Kings Road, Long Ditton, KT6

£629,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

IVY GATE are delighted to introduce to the market this superb 3-bedroom terrace family home located in pretty Long Ditton Village. Comprising; front garden, entrance hallway, reception room with fireplace and plantation shutters, dining room leading onto lovely kitchen with integrated appliances and patio doors leading out to the private rear garden. The rear garden is laid to lawn with a rich border, shed and useful rear access. Leading up the stairs to the first floor are two well-appointed bedrooms and a lovely family bathroom. Whilst to the second floor (loft converted) is a spacious master bedroom with ample storage and lovely en-suite shower room. We believe this property will appeal to wide audience including first time buyers attracted to the convenient location, the attractive internal finish.

Great decorative condition

3 bedrooms

Highly sought after residential road

Within catchment for the local schools

Lovely rear garden

Loft extended

Kings Road, Long Ditton, KT6

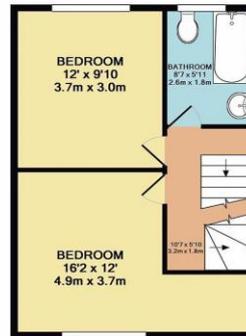
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GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)



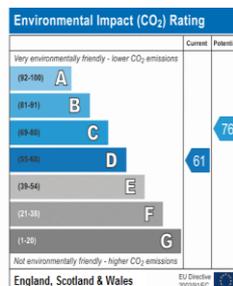
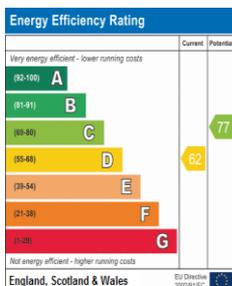
1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 280 SQ.FT.
(26.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.7 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.
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Tenure: Freehold

Council Tax: D

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.