

Vaughan Road, Thames Ditton, KT7  
Monthly Rental Of £2,700

4 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



**Summary:**

Renovated to a high standard by the owners, this south facing 4 bedroom family home offers light and spacious accommodation, with a spacious kitchen/diner that opens onto the attractive garden with views of the park beyond. The front living room enjoys evening sun and overlooks the newly landscaped drive/garden incorporating vegetable boxes. The top floor comprises a large master bedroom, ensuite bathroom and compact office under the eaves. The middle floor has 2 double bedrooms, a good sized single and a newly refurbished family bathroom. There is ample built in storage and a utility/toilet on the ground floor. Located on a quiet cul-de-sac 10 minutes walk from Thames Ditton village and surrounded by several parks, the river and good schools, it is also only 1.1 mile from Surbiton station.

**Four bedrooms**

**Three bathrooms**

**Modern fitted kitchen**

**Off street parking**

**Beautiful views**

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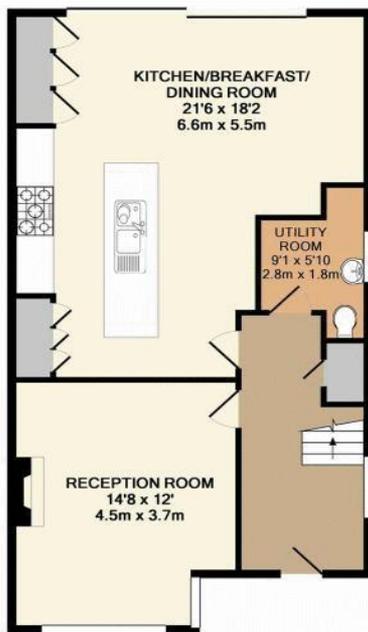
Four bedrooms

Three bathrooms

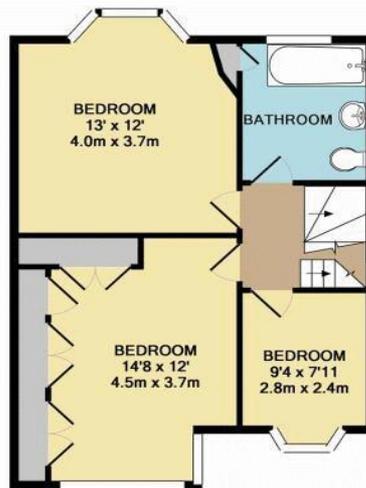
Modern fitted kitchen

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GROUND FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT.  
(60.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1449 SQ.FT. (134.6 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	79	59	76

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Tenure:

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.