

# Thorkhill Road, Thames Ditton, KT7

£1,150,000 Freehold

4 Bedrooms | 0 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

The property comprises; off street parking for two cars, entrance porch with stunning ornate original features, entrance hallway with under stairs storage leading to spacious double reception room with feature fireplace and large bay windows. Leading on is a study and utility room with WC. The kitchen/family room has natural light flooding through the Patio doors and numerous Velux windows and offers a perfect entertaining space. The well-tended south facing gardens comes with a patio area and bespoke log cabin with mains power. Leading up the stairs to the first floor is the Master bedroom with en-suite shower room, complete with bay windows looking over long Ditton Recreation park, three further bedrooms and family bathroom are located on this floor.

**Semi-detached**

**Stunning period family home**

**Good decorative condition**

**Off street parking**

**Lovely south facing garden**

**Open plan kitchen dining/room**

# Thorkhill Road, Thames Ditton, KT7

£1,150,000 Freehold

4 Bedrooms | 0 Bathrooms | 2 Reception



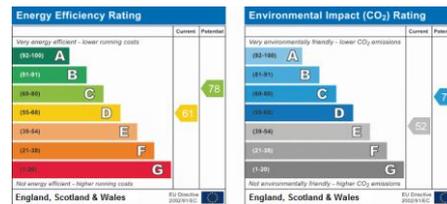
TOTAL APPROX. FLOOR AREA: 1831 SQ.FT. (170.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor and contained area measurements of rooms, corridors, steps and any other areas are approximate and no responsibility is taken for any error, omission, or misstatement. This plan 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 Floorplan 2018

Tenure: Freehold

Council Tax: G

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.