

# Vaughan Road, Thames Ditton, Kt7

£899,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

The property boasts a spacious front garden with off-street parking for two cars, a welcoming front porch, and an entrance hallway leading to a bright, open-plan reception and dining room with a bay window. The ground floor also features a convenient W/C, an extended eat-in kitchen with access to the side passage and rear garden, and an additional reception room to the side of the house. The wide rear garden enjoys sunlight throughout the day, providing an ideal outdoor space. The home further benefits from a detached garage. Upstairs, the first floor comprises a generous main bedroom with built-in storage and a large bay window, a second double bedroom also featuring a bay window, a third bedroom, and a family bathroom. This delightful home will appeal to a variety of buyers, particularly families drawn to the peaceful setting and proximity to highly regarded local schools.

**Semi detached 1930s home**

**Immense potential to extend STPP**

**Wide plot**

**Needs modernisation**

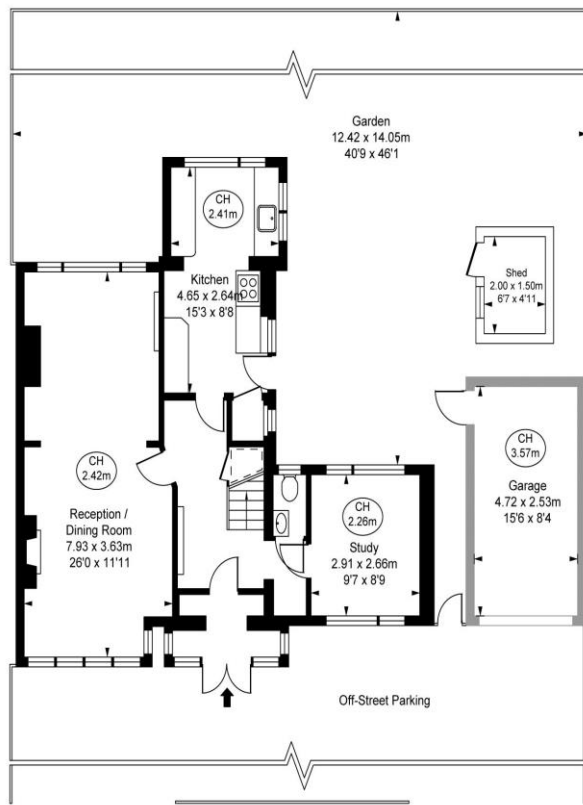
**Highly sought after residential road**

**Within catchment to the well regarded local schools.**

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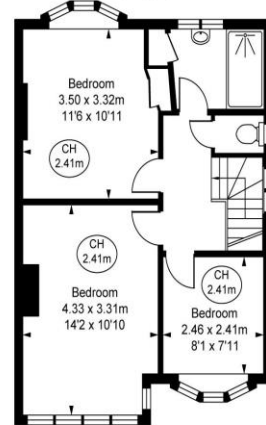


**Vaughan Road, KT7**

- Approximate Gross Internal Area: 107.20 sq m / 1,154 sq ft
- Garage: 11.94 sq m / 129 sq ft
- Total Areas Shown On Plan: 119.14 sq m / 1,282 sq ft

(Including restricted height under 1.5m (4'9"))

(CH = Ceiling Heights)



Ground Floor  
Approximate Gross Internal Area  
62.87 sq m / 677 sq ft

First Floor  
Approximate Gross Internal Area  
44.33 sq m / 477 sq ft

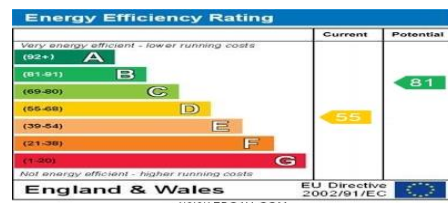
This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Future Performance.

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.