

Warwick Road, Thames Ditton, KT7

£475,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this splendid two bedroom top floor maisonette. Located in the heart on Thames Ditton village this home comprises; private front garden, entrance hallway, reception room with fireplace and baywindow, double bedroom, kitchen and bathroom. To the second floor in the converted loft is a large double bedroom. The private rear garden stretches to approx 100ft with a garage to the rear. The property is share of freehold with no ground rent and no service charge. The property comes with potential to extend to the ground floor, subject to the usual permissions.

Top floor maisonette

Two bedrooms

Located close to Thames Ditton high street

large rear garden aprox 100ft

Garage

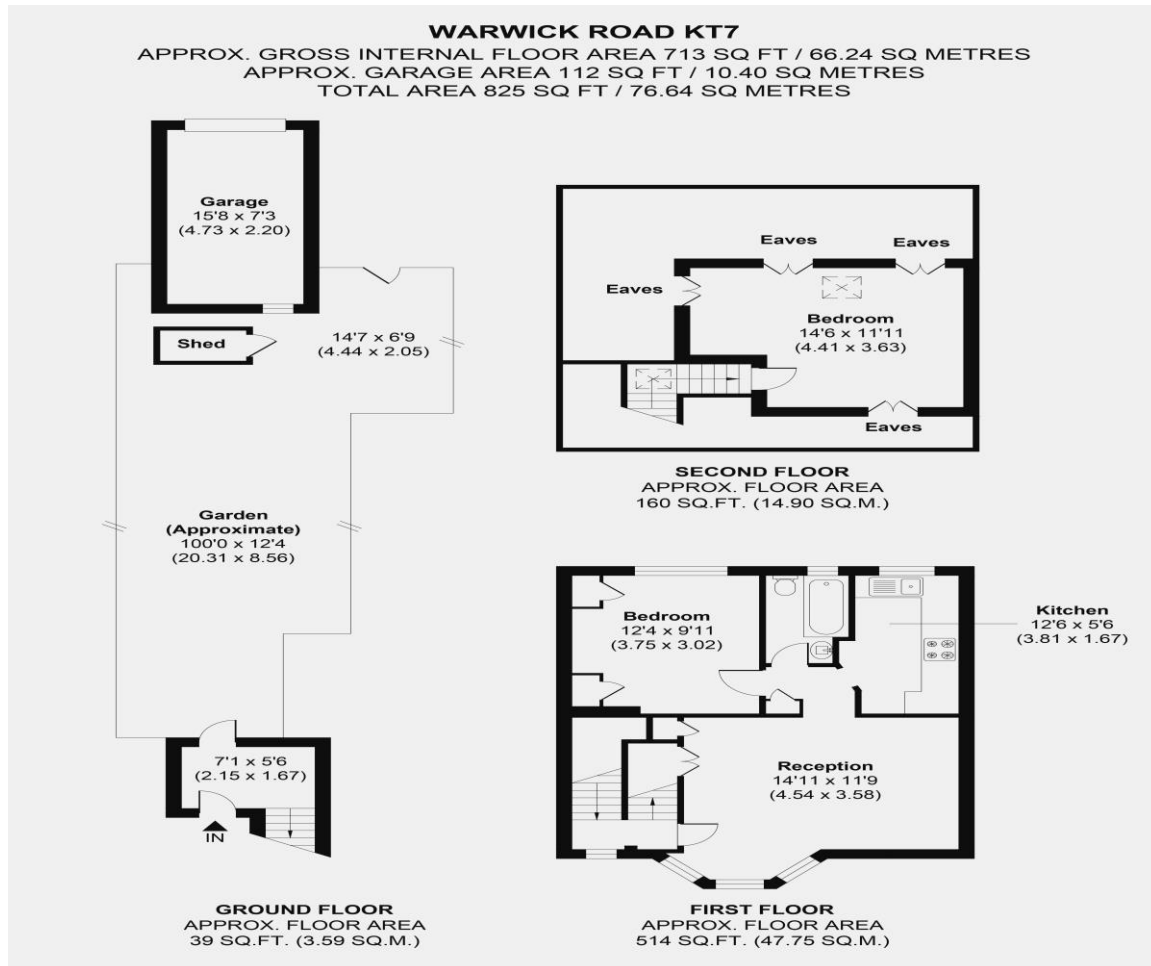
Potential to extend STPP

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Tenure: Share of Freehold

Council Tax: C

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.