

# Portsmouth Road, Thames Ditton, KT7

£699,950 Share of Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

This fabulous home comprises, entrance hallway, splendid open plan kitchen living room, separate reception room, 3 bedrooms, modern family bathroom and storage cupboard. The kitchen opens onto a large reception space, perfect for entertaining. The sleek kitchen has high specification integrated appliances, granite surfaces and plenty of storage. This wonderful space also has large bay windows, exposed original wooden flooring and a feature fireplace. There is a separate reception or 4th bedroom which overlooks the gardens at the rear. Leading up the stairs via a split landing are two good sized bedrooms and WC with sink. The generous master bedroom occupies the top floor which benefits from plenty of natural light flooding through Velux windows. The secluded rear garden has been well tended and offers a great shed/outbuilding with potential to change into a studio, and a decked area.

**Share of freehold**

**No service charge and no ground rent**

**Spacious top floor Victorian conversion**

**Excellent condition**

**3 double bedrooms**

**Large private garden**

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TOTAL APPROX. FLOOR AREA EXCLUDING GARDEN ROOM 1371 SQ.FT. (127.4 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.  
Made with Metropix 62018

Tenure: Share of Freehold

Council Tax: D

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.