

Windmill Lane, Surbiton, Long Ditton, KT6

£799,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this stunning four bedroom extended home. This highly desirable home is presented to the market in excellent decorative condition throughout and is located equidistant from Thames Ditton and Surbiton. Comprising; front garden, elegant reception room, ground floor WC, under stairs storage and a hallway that leads into the newly extended Kitchen/dining room. This is the heart of this super home, with the open plan living perfect for entertaining. The stylish kitchen benefits from plenty of storage, island unit and integrated appliances. The private rear garden has a patio area and a shed. To the first floor are two well-appointed double bedrooms, a further single bedroom and an elegant family bathroom. To the 2nd floor in the newly converted loft is the spacious primary bedroom with built-in storage and contemporary ensuite shower room.

Stunning family home

Great condition throughout

Rear and loft extended

Spacious home

4 Bedrooms

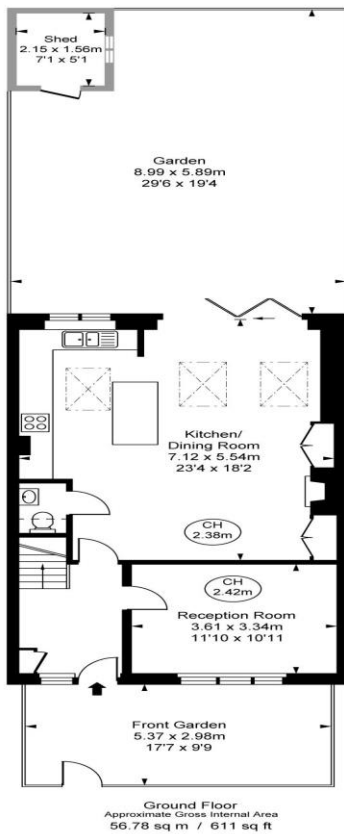
EPC booked for 14th June 24 - graph to follow.

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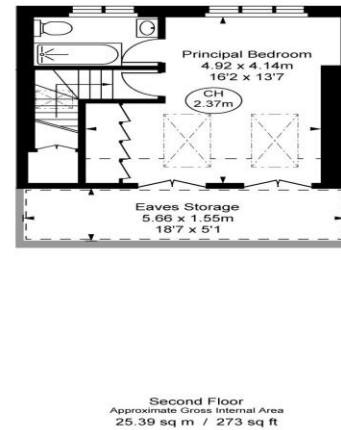
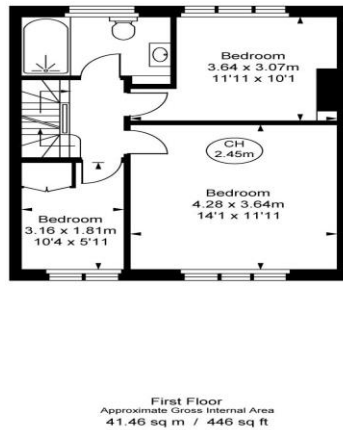
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Windmill Lane, KT6
Approximate Gross Internal Area
123.76 sq m / 1,332 sq ft
Eaves Storage
8.77 sq m / 94 sq ft
Shed
3.35 sq m / 36 sq ft
Total Areas Shown On Plan
135.88 sq m / 1,463 sq ft
(Including restricted height
under 1.5m C = = =)
(CH = Ceiling Heights)



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 correct edition of the BS55 Code of Measuring Practice.
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Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: C

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.