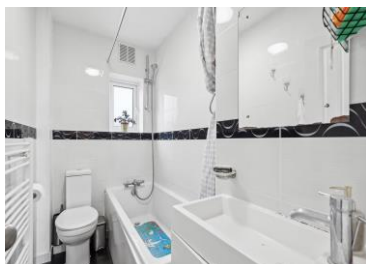


Speer Road, Thames Ditton, KT7

£450,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Property comprises: Front garden, welcoming entrance lobby which provides direct access to a well-tended rear garden with large decked area and shed to the rear with rear access and room to park a car. Leading up the stairs to the first floor is a lovely reception room which benefits from plenty of natural daylight, a large double bedroom, second bedroom, well-appointed kitchen with integrated appliances and family bathroom. The property further benefits from huge potential to extend to the ground floor and into the loft (STPP). **THE PROPERTY FURTHER BENEFITS FROM A SHARE OF FREEHOLD WITH NO SERVICES CHARGES NOR GROUND RENT.**

SHARE OF FREEHOLD

NO CHAIN

NO SERVICE CHARGE AND NO GROUND RENT Large and private rear garden with rear access

2 bed top floor maisonette

Good decorative condition

Speer Road, Thames Ditton, KT7

£450,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™

SHARE OF FREEHOLD

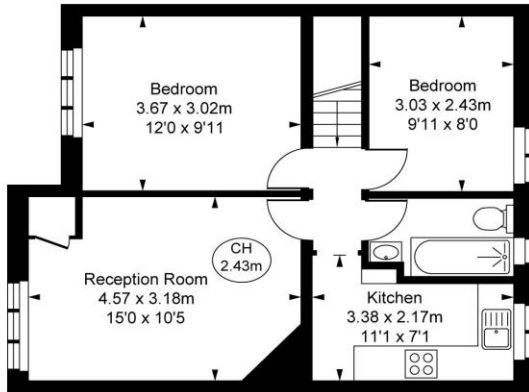
NO CHAIN

NO SERVICE CHARGE AND NO GROUND RENT

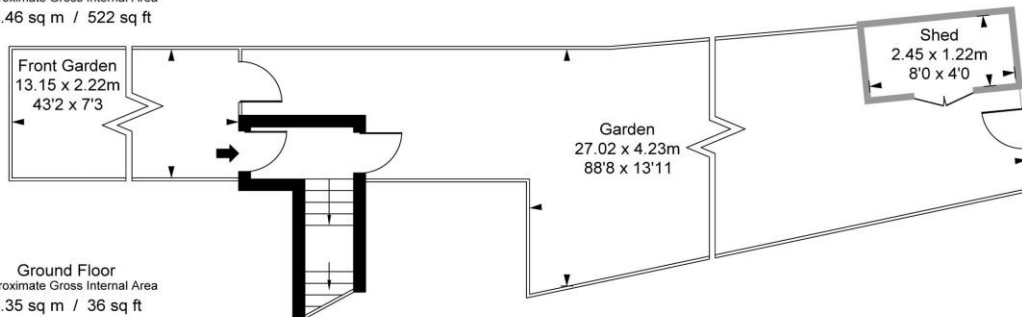
2 bed top floor maisonette

Good decorative condition

Large and private rear garden with rear access



First Floor
Approximate Gross Internal Area
48.46 sq m / 522 sq ft



Ground Floor
Approximate Gross Internal Area
3.35 sq m / 36 sq ft

Speer Road,
Thames Ditton, KT7

Approximate Gross Internal Area
51.80 sq m / 558 sq ft

Shed
2.99 sq m / 32 sq ft

Total Areas Shown On Plan
54.80 sq m / 590 sq ft

(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 current edition of the RICS Code of Measuring Practice.
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Tenure: Share of Freehold
Council Tax: C
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.