

# Hayward Road, Thames Ditton < KT7

£1,150,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Comprising; off street parking, a converted garage which is now a study, accessed via the hallway, with a storage area behind. The storage area is perfect for bikes etc and accessed via the swing doors. The welcoming entrance hallway leads on to a WC and a separate utility room. To the far end of the hallway is the recently extended and very spacious open plan kitchen/family room, which is perfect for entertaining. The sleek and modern kitchen comes with integrated appliances, ample storage and under floor heating. Bifold doors provide direct access to a lovely rear garden with patio area. To the far end of the garden is a highly sought after and bespoke garden room with mains electricity which is currently used as a home office and guest room. Leading up the stairs to the first floor is a spacious reception room with a Juliet Balcony and bespoke built-in storage. There is a double bedroom with built in storage. To the second floor is the spacious primary bedroom with en-suite shower room, a further double bedroom, single bedroom and a family bathroom. The property further benefits from solar panels.

**Sought after Giggs Hill development**

**Approximately 27 years old**

**Beautifully presented**

**Rear extended**

**Off street parking**

**Close to Thames Ditton village**

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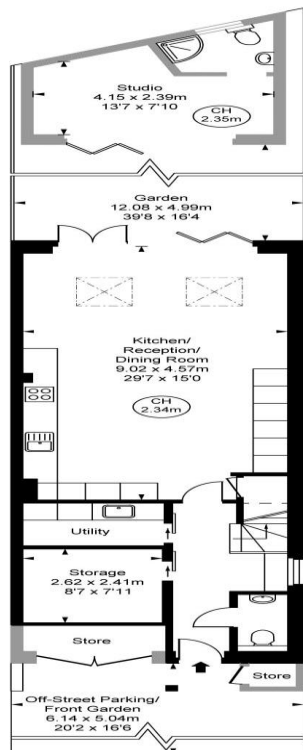
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■ Approximate Gross Internal Area  
159.00 sq m / 1,711 sq ft

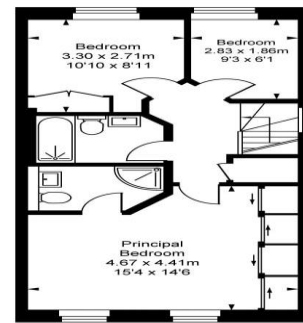
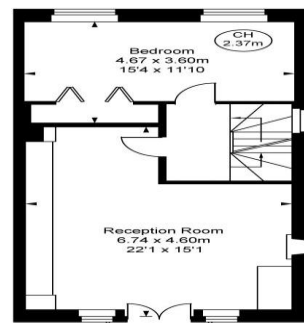
■ Studio  
13.87 sq m / 149 sq ft

■ Store  
2.95 sq m / 32 sq ft

Total Areas Shown On Plan  
175.82 sq m / 1,893 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 current edition of the RICS Code of Measuring Practice.  
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Tenure: Freehold

Council Tax: G

Local Authority:

EPC Rating: B

## 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 or 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.