



Summary:

Ivy Gate is delighted to introduce to the market this attractive two-bedroom semi-detached period property. Located on one of Thames Ditton's most sought-after cul de sacs, this well-presented home comprises; off-street parking and a spacious and open-plan reception/dining room, which is great for young families. The ground floor further benefits from a modern kitchen with plenty of storage and integrated appliances. Leading on from here is the modern family bathroom. The garden is a good size with lovely shrubbery and a patio area, which is perfect for entertaining. To the rear of the garden is a shed. Leading up the stairs to the first floor and two well-appointed double bedrooms.

Beautifully presented period cottage

Two bedrooms

Off street parking

Highly sought after location

Quiet Cul de Sac

Within catchment to the local schools



RUSHETT CLOSE KT7
APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT / 65.0 SQ METRES

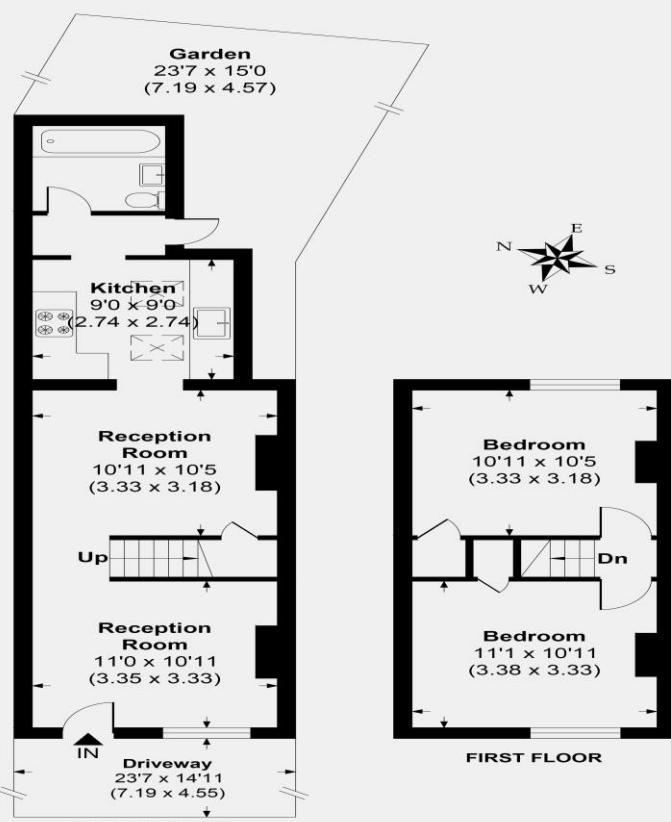


Illustration for identification purposes only, measurements are approximate.

Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs: (92+)		A	85
(81-91)		B	
(69-80)		C	
(56-68)		D	
(39-54)		E	62
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

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.