

Speer Road, Thames Ditton, KT7

£485,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate is pleased to offer this stunning two-bedroom ground-floor maisonette to the market, complete with private front and rear gardens in the heart of Thames Ditton Village. This stylish home is set back from the road by a much-loved professionally landscaped front garden with an array of beautiful deciduous shrubbery (soon to bloom) and is located on a highly regarded residential road. Comprising: Front Porch, entrance hallway with storage, reception room with bay windows, study/2nd bedroom, beautifully presented primary bedroom, gorgeous bathroom and contemporary kitchen with integrated top of the range AIG appliances, including pyrometric cleaning oven and an added sink FRANKE kettle tap. The rear garden is accessed via the kitchen and offers a soon-to-be lush oasis. With expert planting, plus brick paved patio area pergola and solid oak garden bench, the garden is perfectly designed for relaxing and/or entertaining.

Two bedroom ground floor maisonette

Excellent decorative condition

High specification kitchen and bathroom

Private front garden

Professionally landscaped rear garden

Potential STPP to extend with a rear addition

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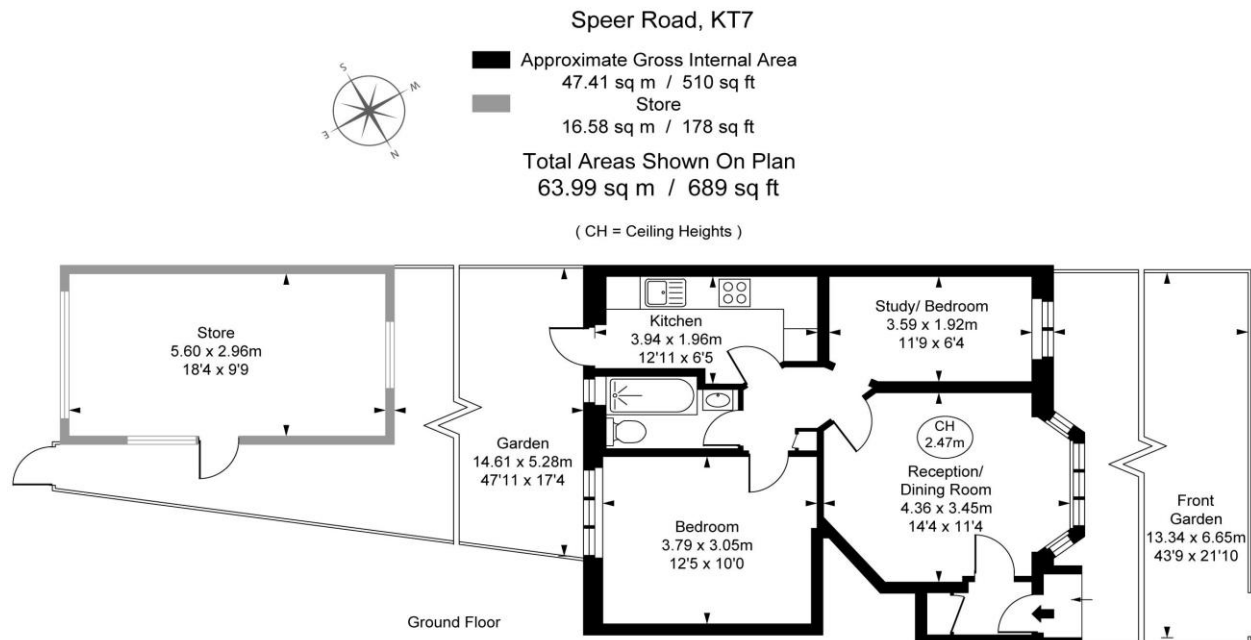
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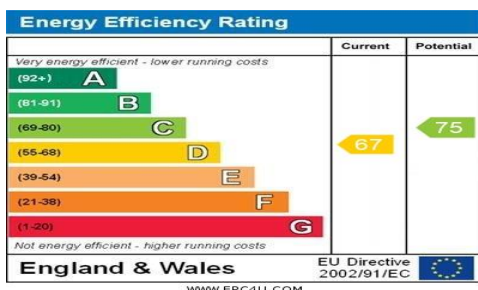
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FULHAM PERFORMANCE
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance



Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating:

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.