

Warwick Road, Thames Ditton, KT7

£485,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market quite possibly the best maisonette we have listed to date in Thames Ditton. This "turn key" home has been extensively renovated to an incredibly high standard throughout. Located in the heart on Thames Ditton village this stunning home comprises; Private front garden, entrance hallway, elegant reception room with bay windows, newly fitted stylish kitchen with Bosch oven & Extractor, Siemens Hob and Siemens Washing Machine, Fridge Freezer, Slimline dishwasher and Miami Vena Stone Worktops and full height splashback. The bathroom is also newly fitted with Porcelanosa full Tiles to bathrooms with crosswater taps, better bath, Tavistock Vanity Unit, HIB Vanity Mirror Cabinet. Also branching from the hallway is the primary bedroom and second bedroom. The private rear garden has a garage and rear vehicle access.

Stunning Two bedroom top floor maisonette

Private front and rear garden

Newly refurbished throughout

Beautifully decorated

Newly installed bathroom and kitchen

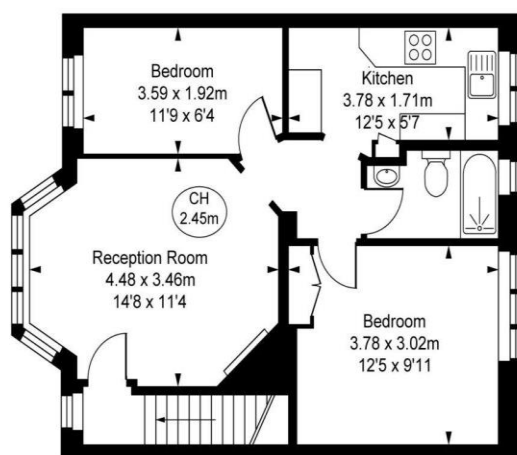
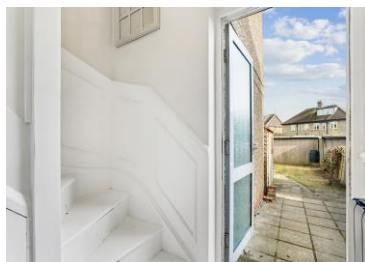
Acoustic sound insulated flooring

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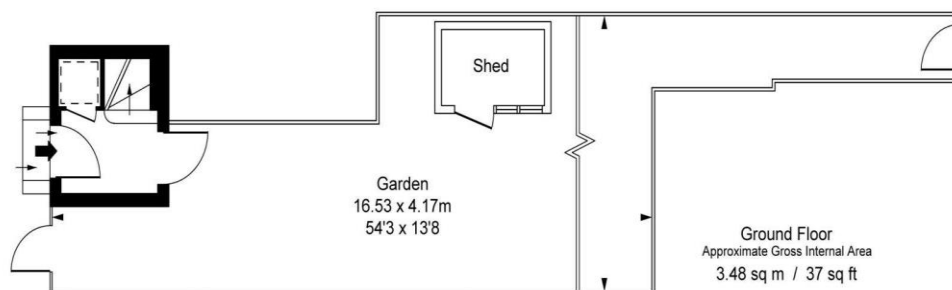
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Approximate Gross Internal Area
52.88 sq m / 569 sq ft
(Including restricted height
under 1.5m (CH = Ceiling Heights))



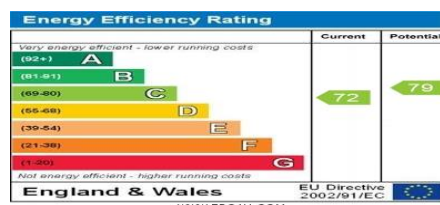
This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Tenure: Leasehold

Council Tax: C

Local Authority:

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.