

Ferry Road, Thames Ditton, KT7

£625,000 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present to the market this charming family cottage on one of Thames Ditton's most desirable roads with direct access to the Riverbank and the Marina. Awash with original features this property has immense kerb appeal and potential for extension STPP. The property comprises; pretty front garden, front reception room with bay window and feature fireplace, dining room with open understair storage leading into the kitchen; which has ample natural daylight and is complete with integrated appliances. The garden is a secluded oasis full of mature shrubbery and a patio area to offer a wonderful entertaining space. There is also a self-contained annex with mains electricity, and shower room. To the first floor is a double bedroom, large family bathroom and the master bedroom. There is a large bathroom cupboard which allows to extend into the loft as has been done by many others on the road.

Great extension potential

Period property

Excellent school catchment

Pretty river road with direct access to the river

Close to transport links

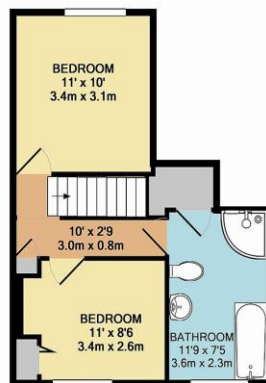
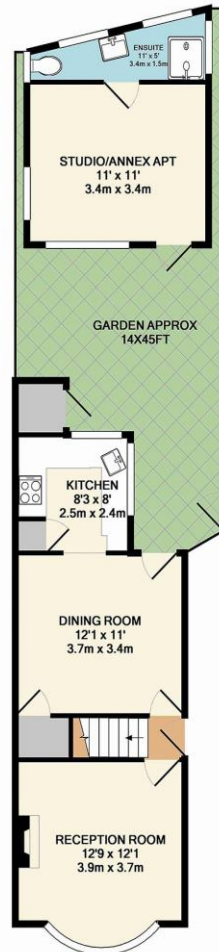
Good decorative condition

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1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

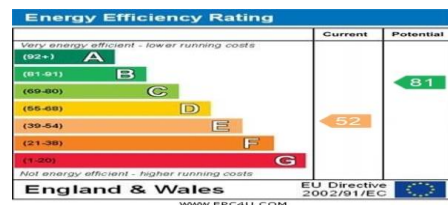
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62015

Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: E



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.