

Thistledene, Thames Ditton, KT7

£1,350,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

Comprising; front reception room with stylish log burner and bespoke built-in entertainment storage. Leading into the heart of the home is the extended open plan kitchen/dining room and reception area. Branching off from here is a home office and large utility room with plenty of built-in storage, cloakroom WC and full size garage with electric door. The large west facing rear garden is a real sun trap To the first floor are four excellent double bedrooms, all with built-in bespoke storage. Two of which have access to a 'Jack and Jill' shower room. There is an additional modern family bathroom located on this level. Leading up the stairs to the second floor is the converted loft which features a large double bedroom with shower room and wrap-around eaves storage.

Stunning 5 bedroom semi detached family home

Impeccably decorated through out

Bespoke storage in most rooms

Extended home (aprox 2,500 sqft)

Large rear garden

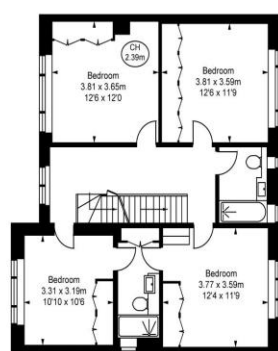
Off street parking for several cars

Thistledene, Thames Ditton, KT7

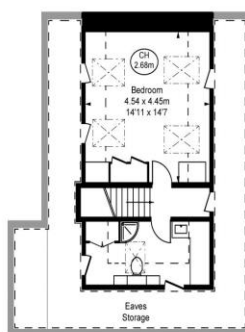
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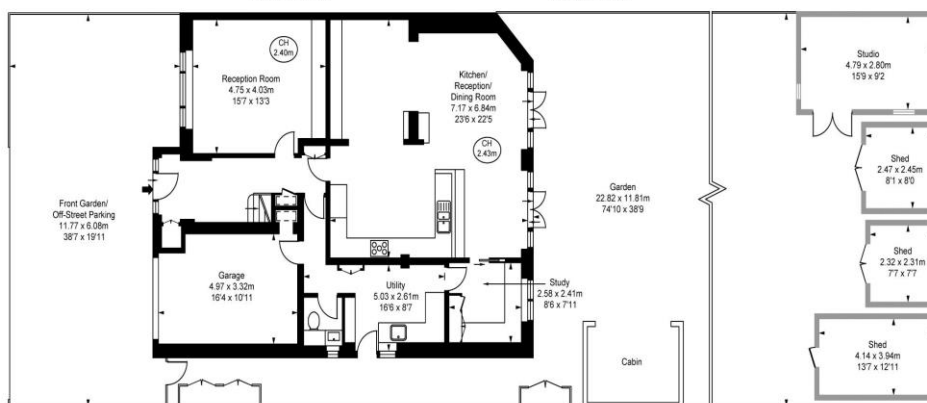
First Floor
Approximate Gross Internal Area
78.96 sq m / 850 sq ft



Second Floor
Approximate Gross Internal Area
34.04 sq m / 366 sq ft

Thistledene, KT7

- Approximate Gross Internal Area
233.57 sq m / 2,514 sq ft
- Shed
20.93 sq m / 225 sq ft
- Studio
13.41 sq m / 144 sq ft
- Eaves Storage
31.83 sq m / 343 sq ft
- Total Areas Shown On Plan
299.74 sq m / 3,226 sq ft
- (Including restricted height
under 1.9m (6' 3" = 3))
- (CH = Ceiling Heights)



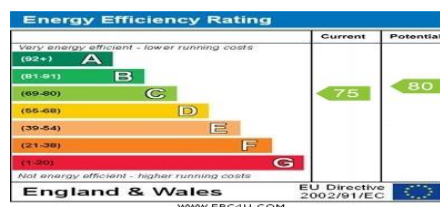
Ground Floor
Approximate Gross Internal Area
120.56 sq m / 1,298 sq ft

Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

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.