

# Portsmouth Road, Thames Ditton, KT7

£799,950 Freehold

4 Bedrooms | 0 Bathrooms | 2 Reception

IVY GATE™



## Summary:

Beautifully decorated throughout and brimming with original period features, this characterful property offers generous living space and superb family accommodation. A welcoming entrance hallway greets you upon arrival, complemented by the convenience of off-street parking. The spacious front reception room boasts large sash windows and a striking feature fireplace, seamlessly leading into a bright dining room that overlooks the rear garden through another large sash window. The modern kitchen, located just beyond, is well-equipped with ample storage and a range cooker. The private, south-facing garden provides a tranquil outdoor retreat. The lower ground floor offers a large double bedroom with an ensuite shower room—perfect for guests, a nanny, or as a home office. Upstairs on the first floor, you'll find two well-proportioned double bedrooms, a single bedroom, and a stylish family bathroom.

**Period terraced family home**

**4 bedrooms over 3 floors**

**Awash with original features**

**South facing garden**

**Off street parking for 1 car**

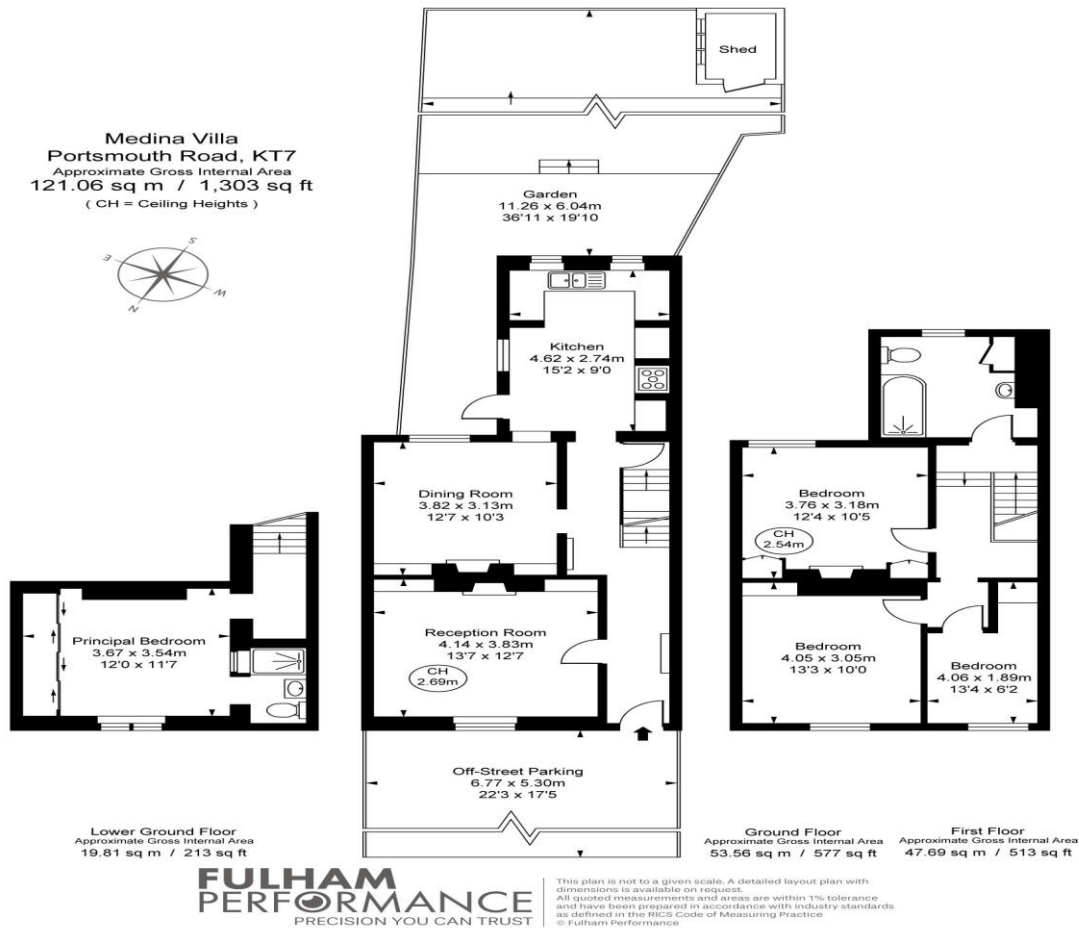
**Potential STPP to extend into the loft**

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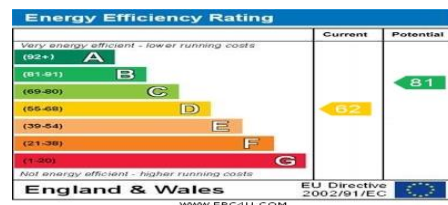


Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: D



## 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.