

Howard Street, KT7

Offers in Excess of £500,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

This charming home is full of character and ideal for buyers looking for a peaceful setting within easy reach of Surbiton, Kingston and the River Thames. The property offers a warm and welcoming feel, starting with a pretty front garden and an attractive facade. The front reception room features wood flooring, a fireplace and exposed brickwork, flowing through to a dining area separated by a bespoke glazed partition. The kitchen is well-equipped and leads directly to the rear garden, where you'll also find a smartly designed home office, which is ideal for hybrid working. A contemporary bathroom with quality fittings is also located on this floor. Upstairs, there are two well-proportioned double bedrooms. The loft is accessible via a pull-down ladder and has been fully boarded, offering excellent additional storage.

Period cottage with period features

Two double bedrooms

Modern kitchen with direct garden access

Modern downstairs Bathroom

Spacious living/dining room with exposed brickwork & wood burning stove

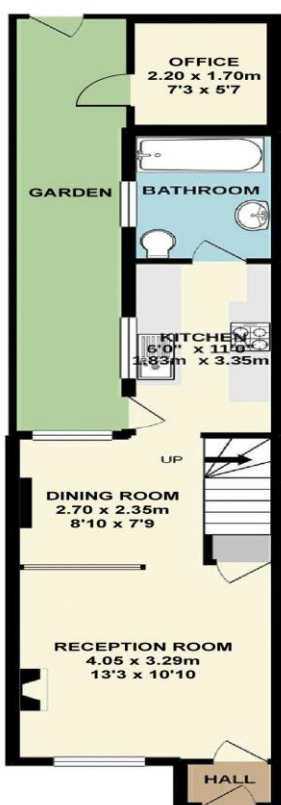
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Approximate Gross Internal Area
56.5 sq m / 608 sq ft
Additional Area (Office)
3.7 sq m / 40 sq ft
Total Area Shown On Plan
60.2 sq m / 648 sq ft

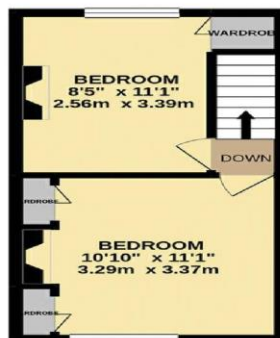


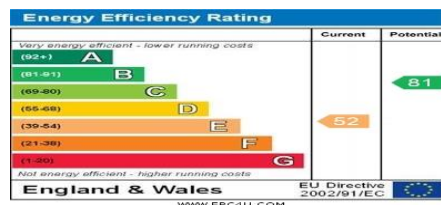
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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.