

Southbank, Thames Ditton, KT7

£625,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

A beautifully presented two double-bedroom period cottage on a quiet, picturesque road between Thames Ditton and Surbiton. This turn-key home offers a spacious open-plan reception/dining room with bay window, feature fireplace and French doors to a landscaped garden, a modern galley kitchen, utility room and stylish downstairs shower room. Upstairs are two double bedrooms with built-in storage, including a master with en suite. Recent upgrades include Anglian double glazing (2016–2017) and a brand new Vaillant boiler (2024). Southbank is a charming community just a short walk from the River Thames, Surbiton and Thames Ditton centres, Long Ditton recreation fields, and sought-after local schools. Excellent transport links with fast trains to Waterloo from Surbiton and Thames Ditton, and easy access to the A3.

Two double bedrooms

Two bathrooms

Modern kitchen with utility room

Close to both Thames Ditton and Surbiton

Damp proofing work completed in 2022 – 20-year guarantee with CPM Waterproofing

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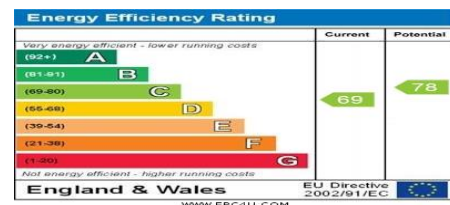


Tenure: Freehold

Council Tax: D

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.