

Harvest Lane, Thames Ditton, KT7

£875,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

The accommodation comprises: off-street parking for one car, a store cupboard, and an entrance hallway. The garage has been thoughtfully converted into a versatile fourth bedroom or additional reception room, with an adjoining utility room. To the first floor, a spacious reception room enjoys an abundance of natural light through two large windows. The contemporary kitchen is well-appointed with ample storage and integrated appliances. From here, there is direct access to a low-maintenance walled garden, featuring artificial turf and neatly landscaped borders—perfect for relaxing or entertaining. The second floor hosts the generous primary bedroom, complete with newly fitted full-length built-in wardrobes and a stylish en-suite shower room. Off the landing are two further bedrooms, one double with built-in storage and a single, along with a modern family bathroom.

Stunning town house

Prime location

Located in the heart of Thames Ditton village

Gated development

Excellent decorative condition

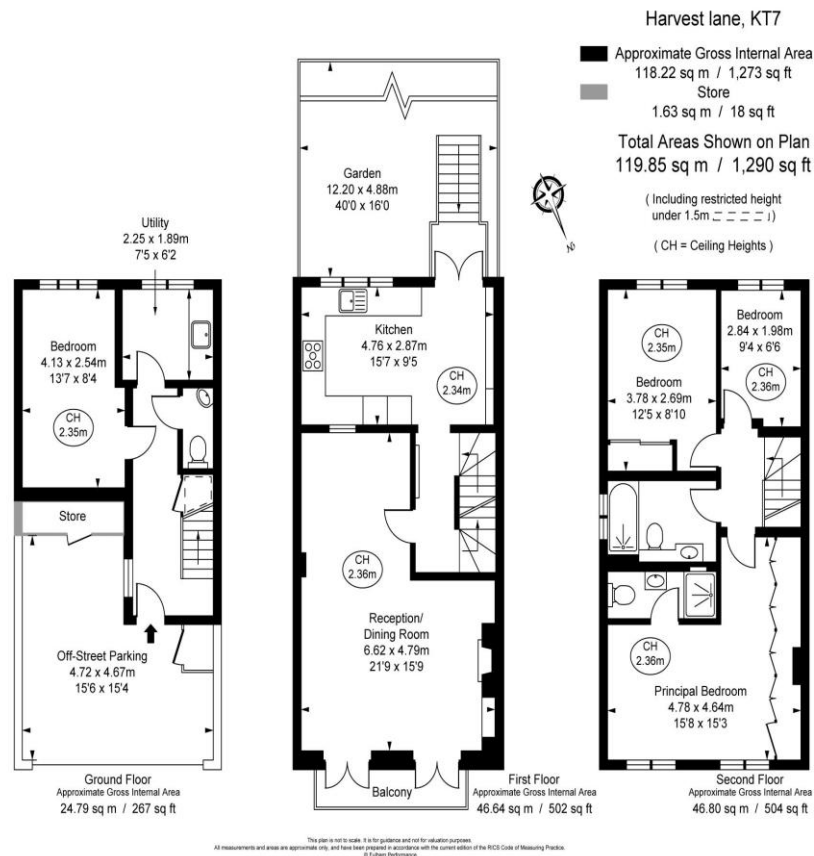
Garage converted into a 4 bedroom-study

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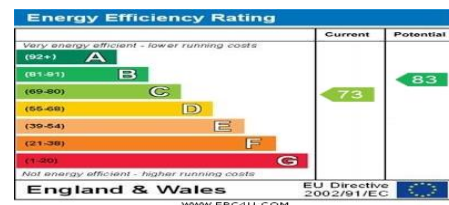


Tenure: Freehold

Council Tax: G

Local Authority:

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.