

Rushett Close, Thames Ditton, KT7

£799,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Located on one of Thames Ditton's most desirable and picture perfect cul-de-sacs is this spacious three bedroomed semi-detached home which is presented in great decorative condition throughout. Set back from the road with a well maintained front garden with forecourt parking for at least four cars, this lovely family home comprises; spacious entrance hallway, reception room, extended kitchen-dining room with vaulted ceiling and integrated appliances. Leading from the kitchen via a side door is the rear garden which is low maintenance and benefits from a large patio area, perfect for entertaining. There is also a bright and airy purpose-built garden office with power and hard wired internet connectivity. A self-contained annex with bedroom and bathroom completes the ground floor. Leading up the stairs to the first floor are two good sized bedrooms and a lovely family bathroom.

Three bedrooms

Large front garden

Forecourt parking for at least two cars

Two bathroom

Highly regarded and peaceful close

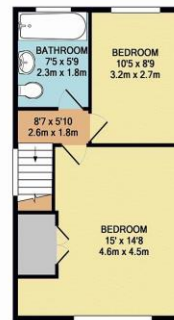
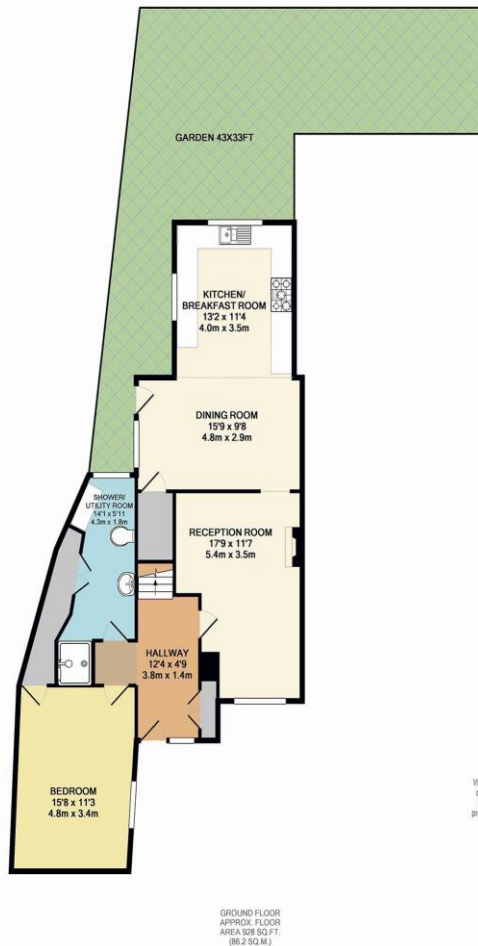
Extended Kitchen/dining room

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TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

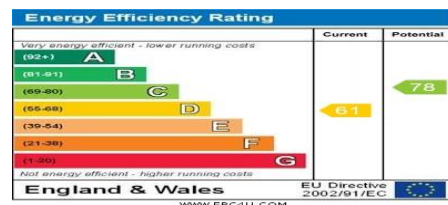
Made with Metropix 02018

Tenure: Freehold

Council Tax: E

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.