

St Andrews Close, Thames Ditton, KT7

£1,300,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property offers a smart forecourt with parking for two cars and a newly landscaped front garden. Branching off to a downstairs WC and a spacious reception room with two large windows, creating a light and inviting living space. A second, equally well-proportioned reception room lies to the rear and enjoys patio doors opening directly onto the garden. From here, the study can also be accessed, offering flexibility as a home office, playroom or snug. High specification and fully integrated kitchen with plentiful storage and direct access to the garden. Leading from the kitchen is a practical utility room, while to the side, there is a garage space. Upstairs, the first-floor landing leads to three excellent bedrooms, including a generous primary bedroom with its own en-suite shower room. A stylish family bathroom completes this floor, perfectly designed for busy family life.

Stunning detached family home

Sought after quiet cul de sac

4 Bedrooms

High specification kitchen

Stylish bathrooms

Landscaped front and rear garden

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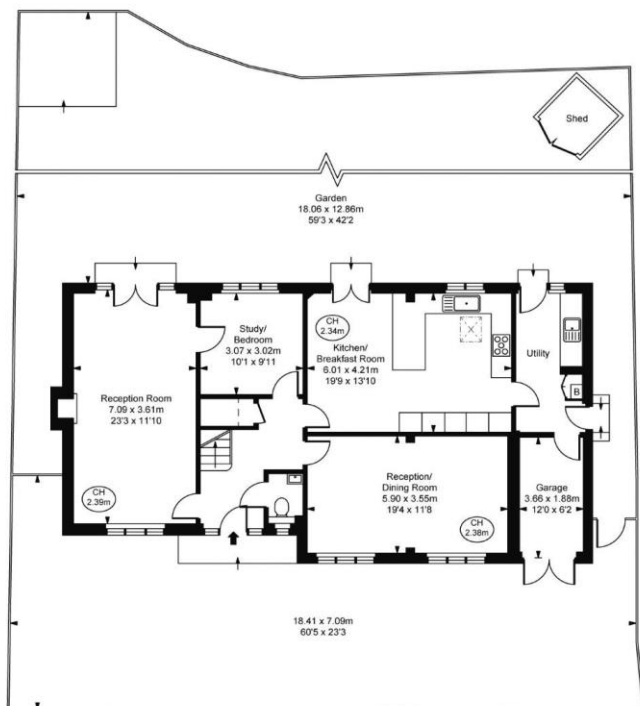
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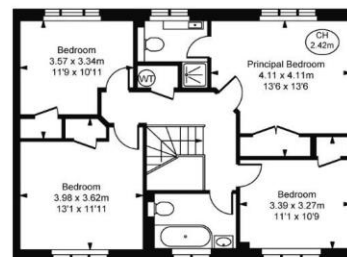
Ground Floor
Approximate Gross Internal Area
113.29 sq m / 1,219 sq ft



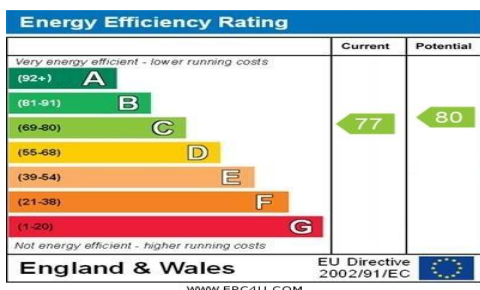
PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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St Andrews Close,
Thames Ditton, KT7
Approximate Gross Internal Area
180.60 sq m / 1,944 sq ft
(including restricted height
under 1.5m C = = =)
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
67.31 sq m / 725 sq ft



Tenure: Freehold

Council Tax: G

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.