

Angel Road, Thames Ditton, KT7

£735,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this beautifully presented three double bedroom period home located on the sought after Angel Road. This attractive period home is located within the school catchment area for the highly regarded local schools and comprises: Front garden, welcoming reception room with bay windows with window seat, feature fireplace and built in storage. Original wooden flooring connects the reception room with the dining room which boasts a log burner and under stairs storage. From here is the stylish kitchen which in turn leads into a ground floor shower room. To the first floor is the main bedroom with hardwood shutter and black out blinds, family bathroom and a further double bedroom which benefits from twin sash windows. Whilst to the second floor is a further double bedroom with built in storage. The rear garden is approximately 60ft long and offers a lovely patio area.

Attractive period home

3 bedrooms

Great decorative condition

Good size rear garden

2 Bathrooms

Newly installed timber windows and front door

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TOTAL FLOOR AREA: 1073sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Tenure: Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating:

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.