

# Kent Way, Surbiton KT6 7SY

£495,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Ivy Gate is delighted to offer to the market this very well presented two double bedroom end of terrace house located in a quiet position. This wonderful house boasts very spacious and balanced accommodation. The property comprises, a large and very bright reception room complete with log burner, direct access to the kitchen and conservatory, downstairs w/c. Leading up the stairs to the first floor are two good sized bedrooms, and a family bathroom. Good size garden with side access with storage sheds. The home further benefits from potential STPP to extend to the rear and into the loft with precedent seen locally. Kent Way Way is perfectly located within the catchment area for some well-regarded local schooling including Christ Church CofE Primary School, Grand Avenue, Tolworth Girls School, Holyfield School and Our Lady Immaculate. It is also conveniently located for access to Berrylands Station (approximately 0.9 miles) and Tolworth station (approximately 1 mile) both offering a service to London Waterloo in less than half an hour. Additionally, Surbiton station is only 1.5Miles away with its 17-minute service to London Waterloo. Kingston town centre which is close by offers an array of shops, theatre and transport links. For the motorist, the A3 motorway is also nearby with access into London and the South coast. No onward chain.

**Two Bedrooms**

**End of Terrace House**

**Downstairs W/C**

**Private Rear Garden**

**Conservatory**

**No Onward Chain**

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Approximate Area = 919 sq ft / 85.3 sq m

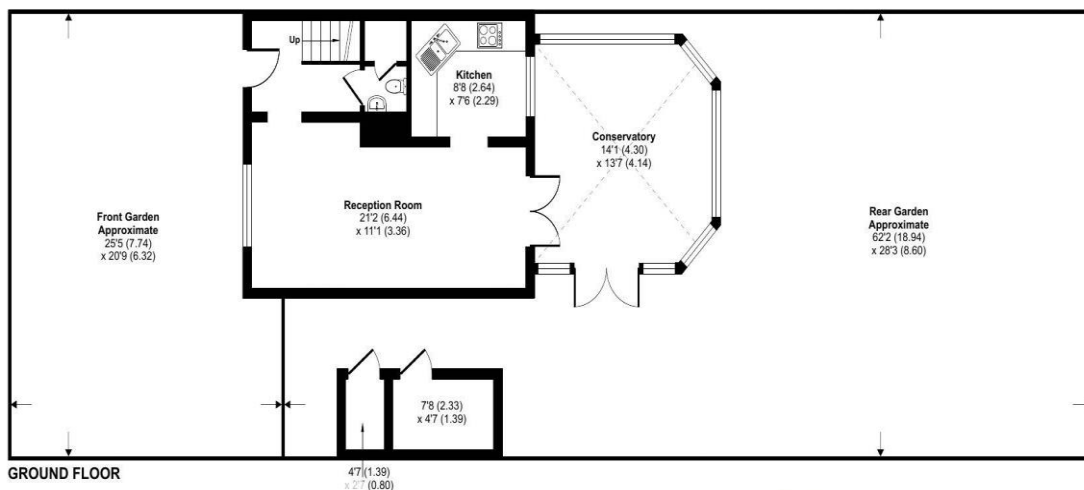
Outbuilding = 48 sq ft / 4.4 sq m

Total = 967 sq ft / 89.8 sq m

For identification only - Not to scale



FIRST FLOOR

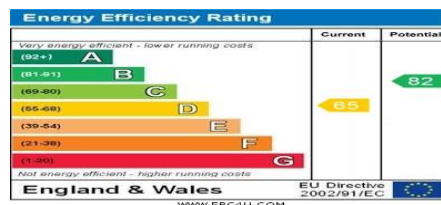


GROUND FLOOR

Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



### 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.