

Portsmouth Road, Thames Ditton, KT7

£650,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

This is a proper turn-key home. The current owners have done the heavy lifting, and it shows. To the front sits a welcoming reception room with bespoke built-in storage and an attractive feature fireplace. From here, glazed doors open through to the heart of the house, a superb open-plan kitchen/dining space. The kitchen is sleek, contemporary and well thought out, with high-spec integrated appliances, excellent storage and a layout that works whether it's family life or entertaining. A large skylight and full-width bi-fold doors flood the space with natural light and open directly onto the private, low-maintenance patio garden. There is also a ground-floor WC, neatly tucked away. Upstairs, the first floor provides two bedrooms. The loft has been converted to create a principal bedroom suite with a stylish shower room, making this a genuine three-bedroom home with a sensible and practical layout.

Recently extended to the rear and the loft

No onward chain

Exceptional condition through out

Turn key home

Located close to both Surbiton and Thames Ditton

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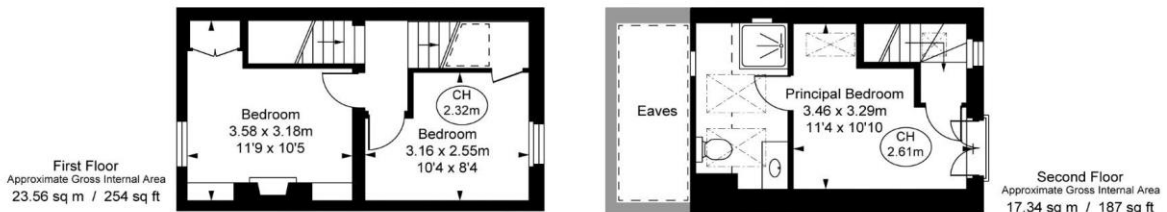
Winters Bridge, KT7

Approximate Gross Internal Area
75.68 sq m / 815 sq ft
Eaves Storage
5.11 sq m / 55 sq ft

Total Areas Shown On Plan
80.79 sq m / 870 sq ft

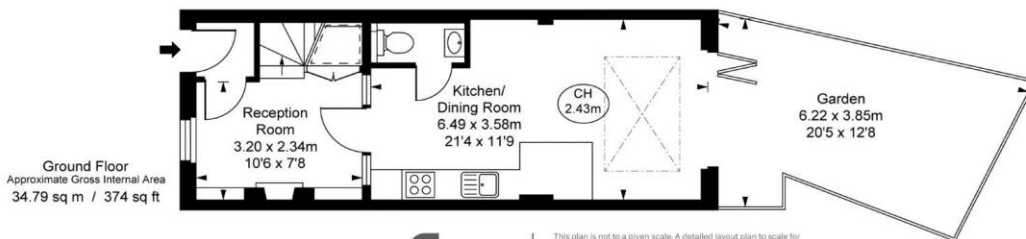
(Including restricted height
under 1.5m (-----))

(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
23.56 sq m / 254 sq ft

Second Floor
Approximate Gross Internal Area
17.34 sq m / 187 sq ft



Ground Floor
Approximate Gross Internal Area
34.79 sq m / 374 sq ft



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: D

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.