

# Greenwood Road, Thames Ditton, KT7

£1,200,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to present this exceptional four-bedroom detached family home, beautifully extended and finished to a high standard, set within a quiet and highly sought-after residential road. The property offers a welcoming entrance hallway, a characterful reception room with parquet flooring, fireplace and bay window, and a stunning open plan kitchen/dining space forming the heart of the home. This bright and sociable area is ideal for modern family living and entertaining, with doors opening onto a south-facing garden. Further ground floor accommodation includes a study, utility area and stylish bathroom. Upstairs are three generous double bedrooms, a fourth bedroom and a contemporary family bathroom. Backing onto Hinchley Wood School playing fields, the home enjoys a wonderful open outlook. With off-street parking, garage/storage and excellent local schooling nearby, this is a superb turnkey family home

**Highly sought after quiet residential road**

**Backing onto playing fields**

**Excellent decorative condition**

**Off street parking**

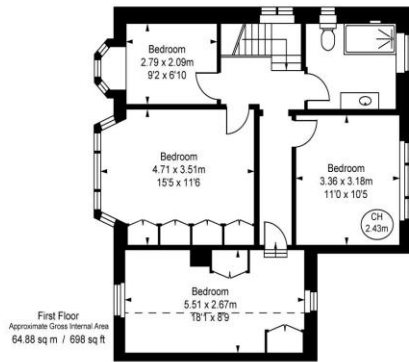
**Stunning rear addition**

**Two stylish bathroom**

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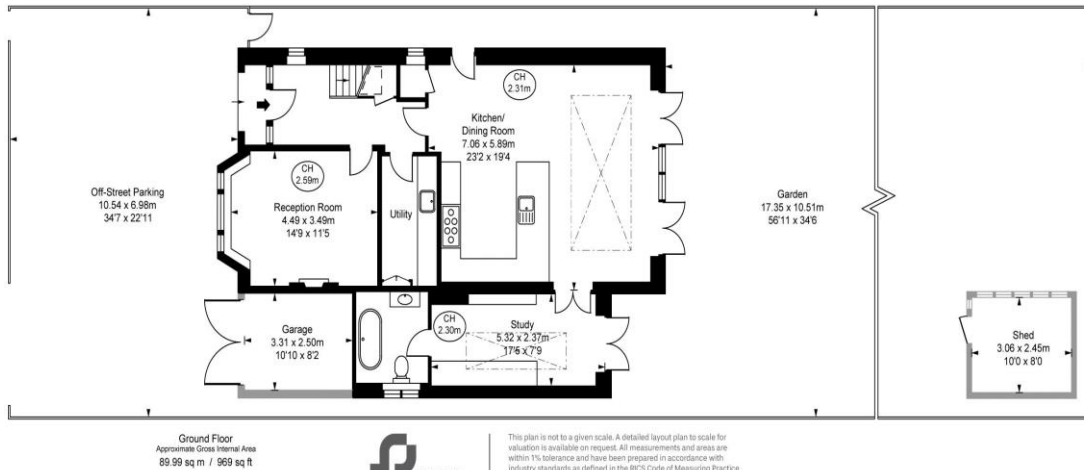
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### Greenwood Road, KT17

- Approximate Gross Internal Area  
154.87 sq m / 1,667 sq ft
- Garage  
8.28 sq m / 89 sq ft
- Shed  
7.50 sq m / 81 sq ft
- Total Areas Shown On Plan**  
170.65 sq m / 1,837 sq ft
- (Including restricted height under 1.5m c = - - - -)
- (CH = Ceiling Heights)



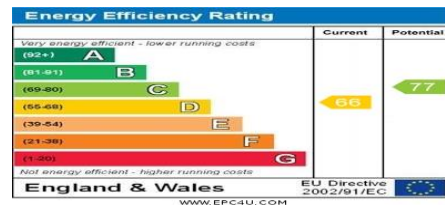
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
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Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: F



#### 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.