# Warwick Road, Thames Ditton, KT7

£459,950 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

Summary:

Ivy Gate are delighted to introduce to the market this beautifully presented two bedroom ground floor maisonette located in the heart of Thames Ditton village. This delightful home comprises; Spacious front garden, ground floor entrance hallway, welcoming reception room with working feature fireplace, bedroom/study with bespoke hand built-in storage, double bedroom with built-in wardrobes, stylish bathroom with bath and shower, well-appointed kitchen with plenty of storage and integrated appliances, leading into a newly installed conservatory. This bright and spacious room acts a great space for entertaining or as a dining room. The private rear garden offers a modern space for relaxing and benefits from both a large outbuilding and rear access.

**Two bedrooms**

**Ground floor maisionette**

**lovely private garden**

**Out building**

**Excellent decorative condition**

**Conservatory**

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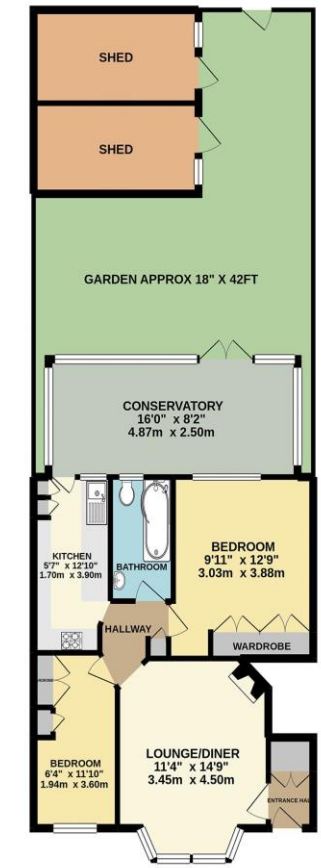


TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

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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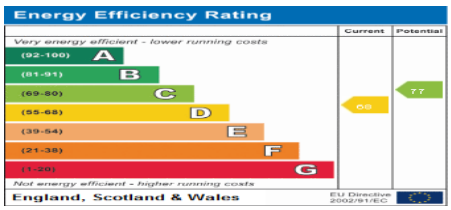
Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: D




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.