

Orchard Avenue, Thames Ditton, KT7

£560,000 Leasehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Spacious and well presented three bedroom top floor maisonette. Located close to Hinchley Wood School and the village, this home is laid over first and second floor and boasts a large plot. Comprising of a large front garden, outside storage and entrance hallway. To the first floor is a bedroom, elegant reception room with large window, kitchen, bathroom and spacious master bedroom with built in wardrobes. Leading up the stairs to the second floor is a large hallway/study which adjoins a large double bedroom with eaves storage. The private rear garden offers a real wow factor. Stretching to 71ft, the garden is private with a patio area to the front with a shed that has electricity and decked area (perfect for entertaining) to the rear. The property also boast a long lease of aprox 150 years.

Good decorative condition throughout

Substantial private front and rear garden

Long lease approx 950 years.

Close to Hinchley Wood Schools and train station

Top floor maisonette

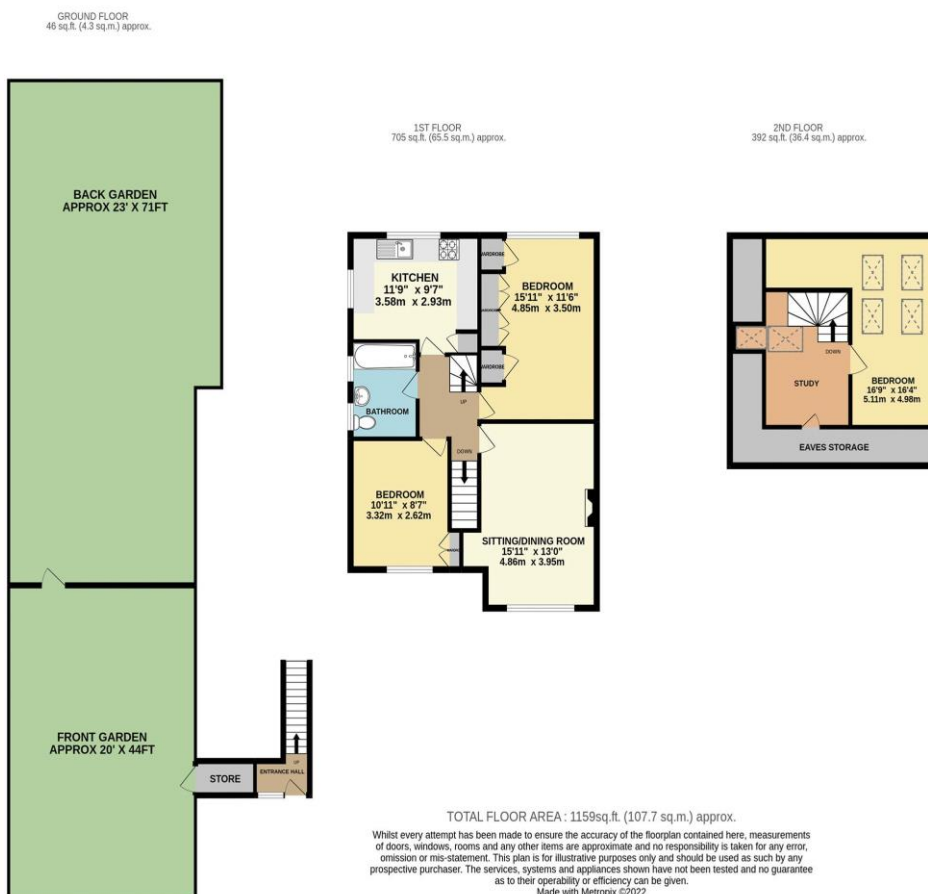
Three bedrooms

Orchard Avenue, Thames Ditton, KT7

£560,000 Leasehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™

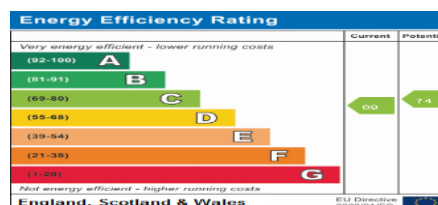


Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

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.