

Vaughan Road, Thames Ditton, KT7

Monthly Rental Of £2,600 Freehold

3 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



Summary:

Ivy gate are proud to introduce to the market this attractive three double bedroom semi-detached family home conveniently located equidistant from Surbiton and Thames Ditton. currently undergoing substantial renovation works, the property is expected to have new flooring both upstairs and downstairs as well as being fully decorated. Vaughan Road is located just 0.6 miles from Thames Ditton station and less than 1 mile from Surbiton, offering the commuter excellent access into Central London. For the motorist, the A3 can provide an easy and direct route in and out of London. There are a number of excellent local pubs and restaurants nearby, whilst Kingston offers some of the best shopping facilities outside of central London. The river and local parks are within walking distance. The property is also within the catchment areas for the highly sought after local schools both private and state, including Thames Ditton Infants and Juniors, Hinchey Wood infants, Junior and secondary Schools, Long Ditton infants and St Mary's Junior School.

Semi-detached family home

Three Double Bedrooms

Fantastic Location

Forecourt Parking For Several Cars

Garage

Spacious Entertaining Spaces

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GROUND FLOOR 962 sq. ft.
(89.4 sq. m.)

1ST FLOOR 635 sq. ft.
(59.0 sq. m.)



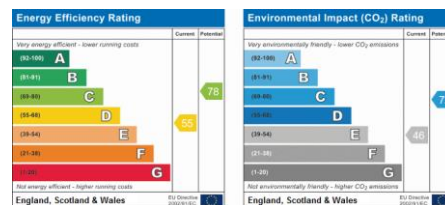
TOTAL FLOOR AREA: 1598 sq. ft. (148.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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: Freehold

Council Tax: G

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.