

Warwick Road, Thames Ditton, KT7

£599,950 Leasehold

3 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



#### Summary:

This immaculate home benefits from a bold plot and offers real wow factor with its newly extended ground floor extension. The property comprises; Spacious front garden. The ground floor has been skilfully extended to offer - entrance hallway, stylish family bathroom, stunning and open-plan kitchen/dining room. This impressive room boasts high vaulted ceilings, roof lights and bifold doors provide light and fresh air. The bespoke kitchen has been expertly designed to maximise storage whilst creating a welcoming space for relaxing and entertaining. The garden is accessed from here which offers a decked area (perfect for alfresco dining), out building/gym, large garden (approx. 44ftx66ft), private parking and a detached garage to the rear. Leading up the stairs to the first floor is the reception room with bay windows and fireplace, a shower room and toilet, and three bedrooms.

**Stunning maisonette**

**Large private garden**

**Detached garage**

**Three bedrooms**

**New extended bespoke kitchen/dining room**

**Lease - 199 years from 29th September 1953**

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TOTAL FLOOR AREA : 844 sq.ft. (78.5 sq.m.) approx.

WITH GARAGE TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metagix 10/2022

Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating:

## 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.