

Angel Road, Thames Ditton, KT7

£799,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Comprising, pretty front garden, entrance hallway, spacious reception with bay window. Leading from here is the stylish and contemporary eat in kitchen/dining room. The modern kitchen boasts plenty of storage and built-in appliances. Also in this room a fireplace with log burner. The southerly facing rear garden is approximately 100ft. To the rear of the garden is a bespoke garden room/home office. Leading up the stairs to the first floor; double bedroom, further double bedroom with twin sash windows and a sleek family bathroom. To the second floor is the principle bedroom. This converted loft benefits from plenty of storage and delightful views over the rear gardens through via the Juliet balcony. Finally, there is a luxurious ensuite shower room.

Stunning period home

Excellent decorative condtion

Three double bedrooms

Close to the desirable local schools

Long garden

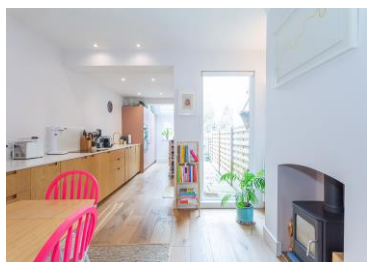
Garden room / Office

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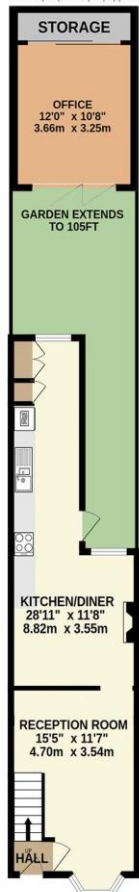
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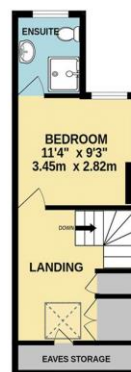
GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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: Freehold

Council Tax: D

Local Authority:

EPC Rating: E

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.