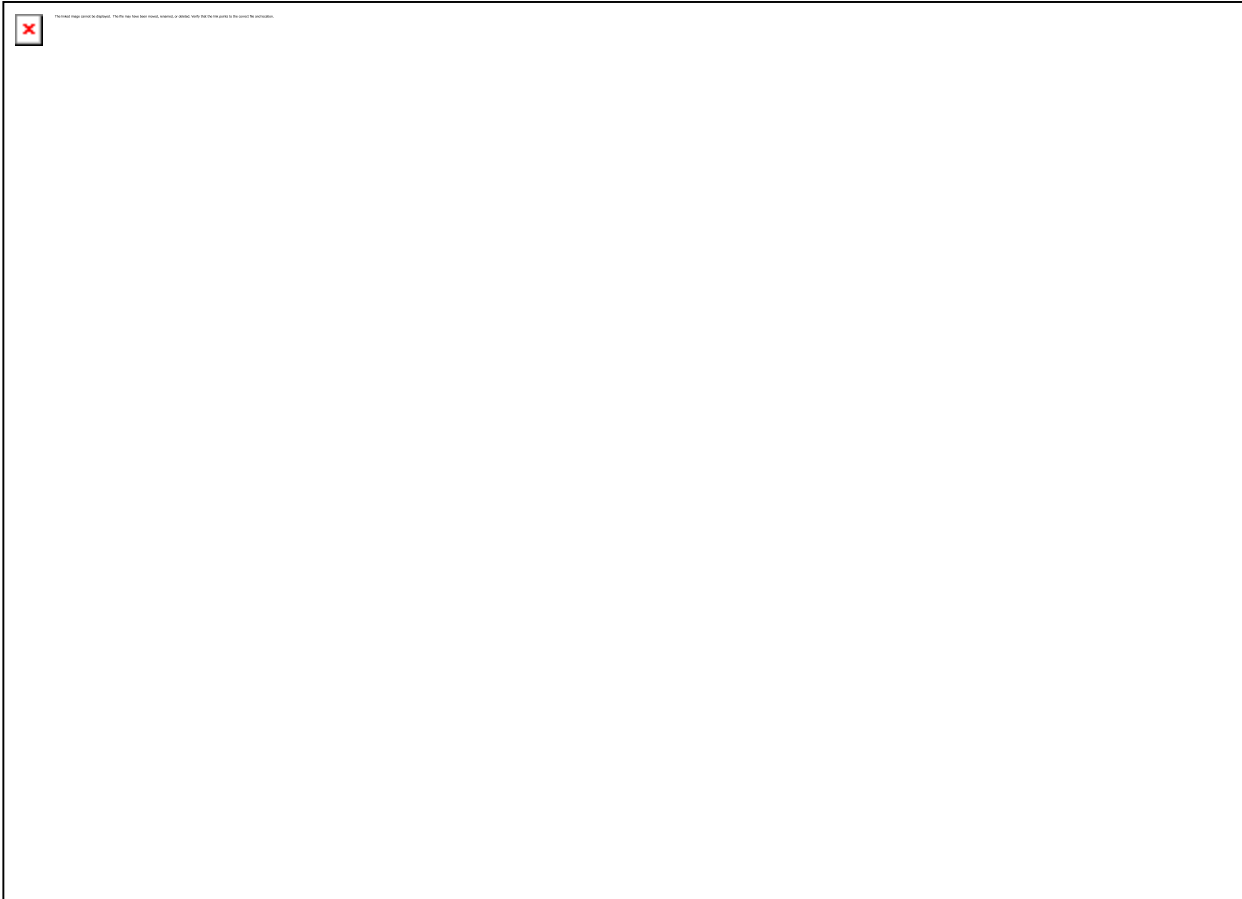


Southbank, Thames Ditton, KT7

Monthly Rental Of £2,650 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVYGATE™



Summary:

Decorated to a high standard throughout and skillfully extended to provide deceptively spacious accommodation (approx. 938sqft) this much loved family home comprises; pretty front garden, patio area and bin store, good size reception room with bay window, under-stair storage, dining room with working feature fireplace, leading to a spacious and contemporary kitchen with skylights allowing natural light to flood through. Leading from the kitchen is a playroom/garden room with bi-fold doors with access to a landscaped garden with decked area and patio (perfect for entertaining). At the rear of the south facing garden is a very useful office/outbuilding. To the first floor there is a large master bedroom with sash window and original stripped flooring and builtin bespoke wardrobes, hallway, second double bedroom and lovely bathroom.

**Stunning period cottage**

**Two double bedrooms**

**Side and rear extended**

**South facing garden**

**Stylish new kitchen**

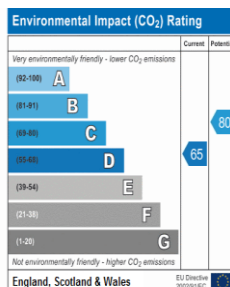
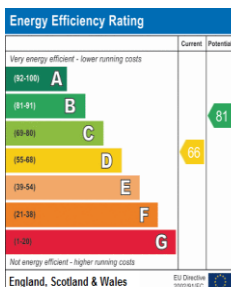
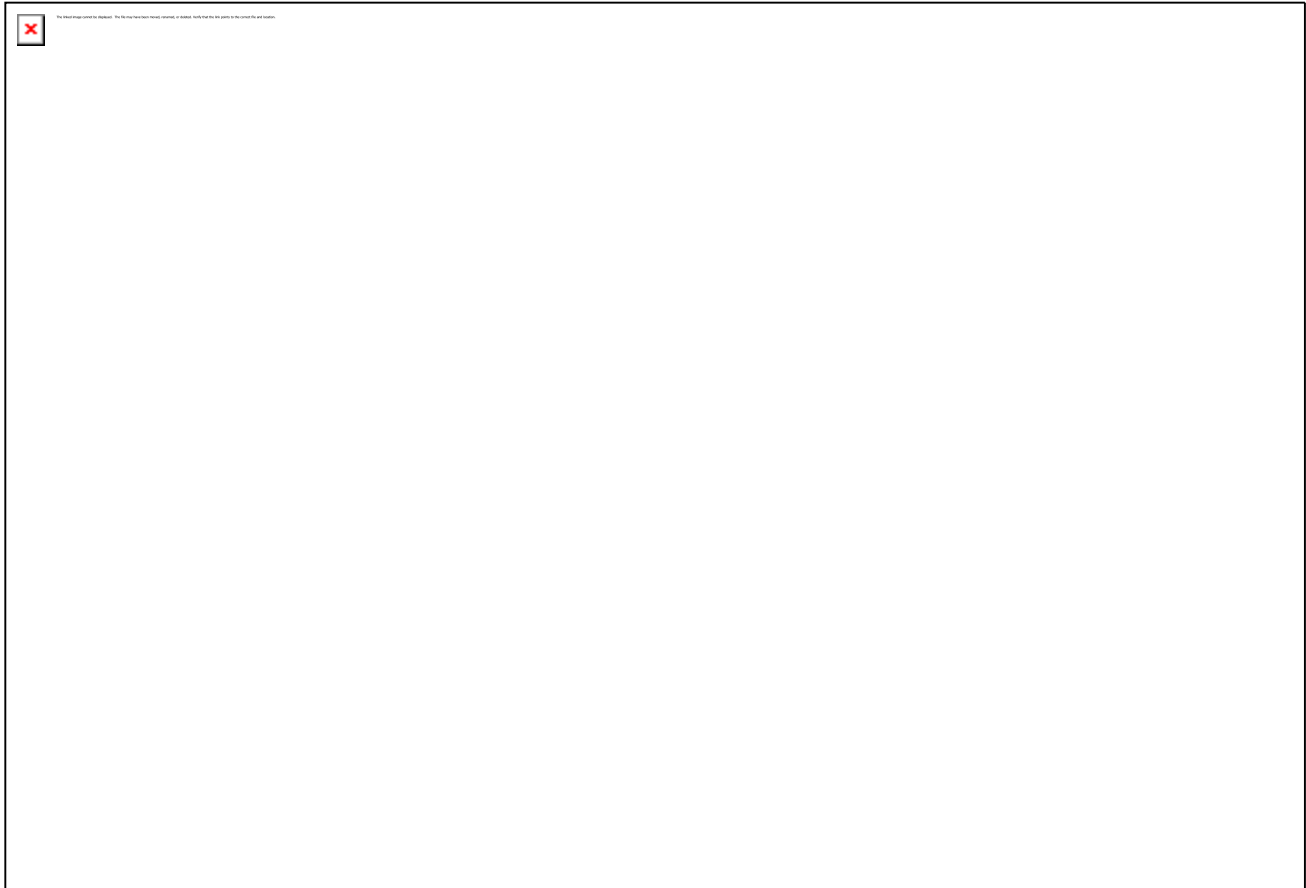
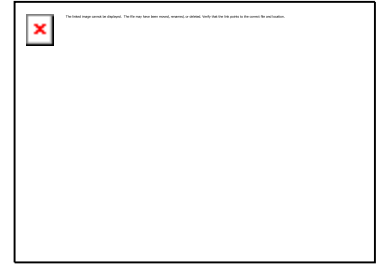
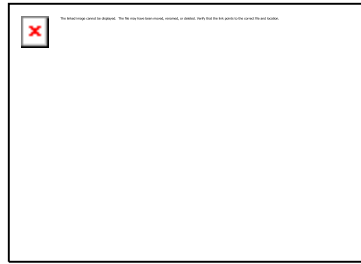
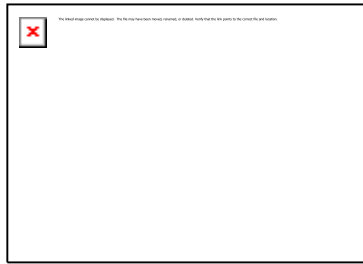
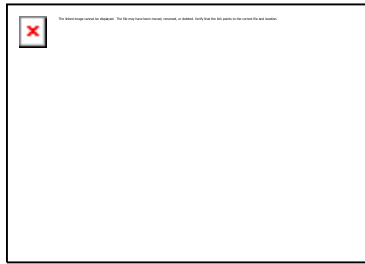
**Lovely bathroom**

# Southbank, Thames Ditton, KT7

Monthly Rental Of £2,650 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Tenure: Freehold

Council Tax: D

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.