

# Summer Road, Thames Ditton, KT7

£799,950 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



## Summary:

Ivy Gate are proud to introduce to the market this delightful four bedroom family home, located in the heart of the picturesque village of Thames Ditton. Presented to the market in excellent decorative condition, this delightful home has been rear and loft extended and comprises; Front garden/off street parking, entrance hallway, welcoming reception room, Open plan kitchen/dining room which is perfect for entertaining. This wonderful space has been recently extended and benefits from bifold doors, large island unit, integrated appliances and utility room with WC. The much loved south facing rear garden is approximately 70ft in length and offers a patio area, rich borders (in the spring) and a shed. The idyllic outside space which backs onto playing fields can also be accessed via a side passageway. Leading up the stairs to the first floor are three bedrooms and a family bathroom. To the second floor is the recently extended loft.

**Exceptional decorative condition**

**Located in the heart of Thames Ditton**

**4 Bedrooms**

**Off street parking**

**Loft and rear extended**

**Large south facing garden**

# Summer Road, Thames Ditton, KT7

£799,950 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™

Exceptional decorative condtion

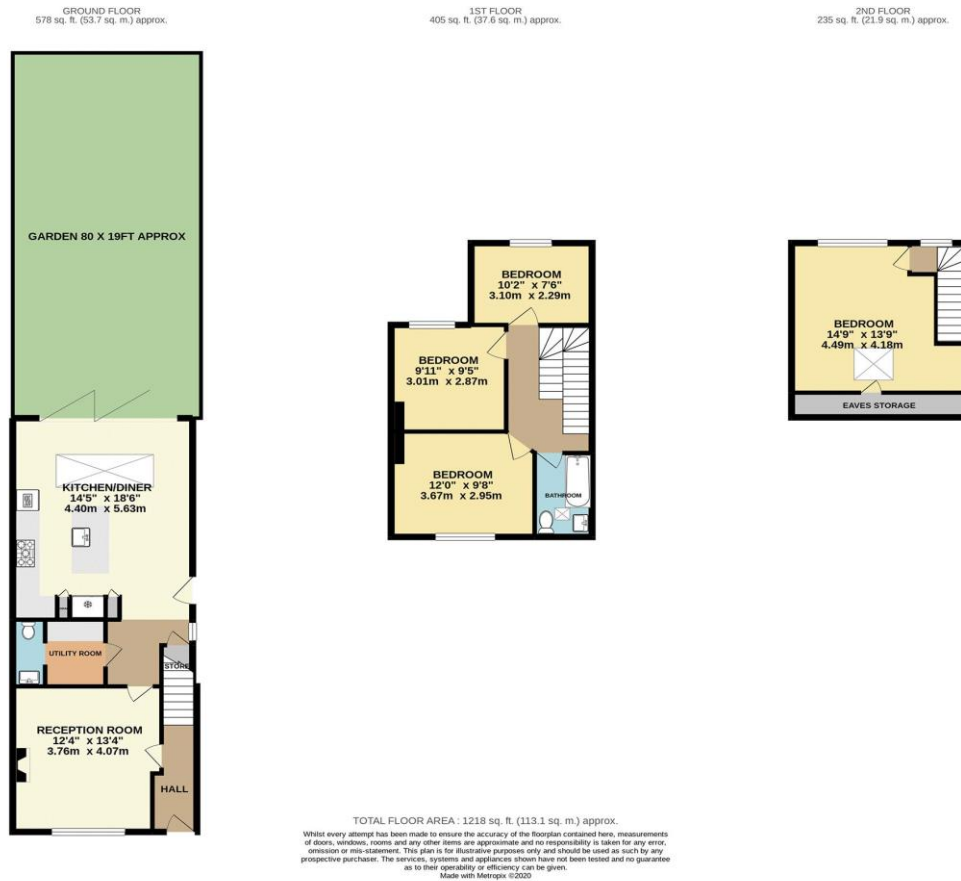
Located in the heart of Thames Ditton

4 Bedrooms

Off street parking

Loft and rear extended

Large south facing garden



Tenure: Freehold

Council Tax: D

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.