

Linden Close, Thames Ditton, KT7

£535,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this spacious two double bedroom ground floor maisonette located in the heart of quaint Thames Ditton village. This attractive 1950's property is presented to the market in excellent decorative condition. The property compromises: pretty front garden, entrance hallway with 3 storage cupboards; leading on from the hallway are two double bedrooms with the primary having built in storage, a stunning and bespoke kitchen/breakfast room with plenty of storage, lovely family bathroom, and spacious reception room with wide windows allowing plenty of natural light to flood through the room. The rear garden (approx. 19m x 5m) is both secluded and quiet. There is also a patio area which is perfect for alfresco dining.

Two bedroom ground floor maisonette

Excellent decorative condition

Short walk from the high street

Large private rear garden

Potential STPP to extend

Quiet location

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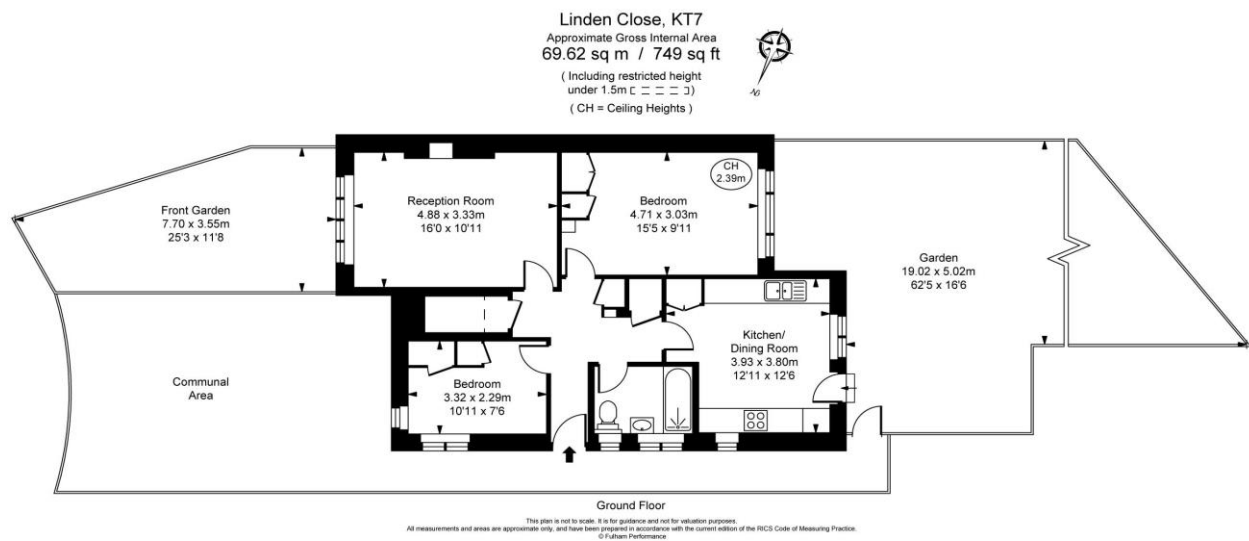
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Tenure: Leasehold

Council Tax: D

Local Authority:

EPC Rating: C

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.