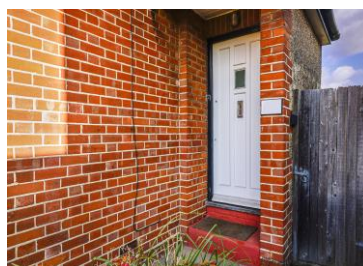
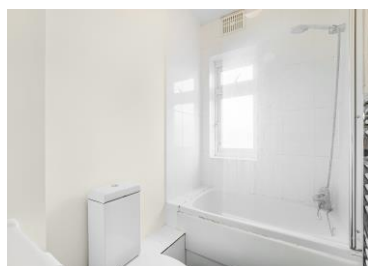


Warwick Road, Thames Ditton, KT7

£425,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this two bedroom first floor maisonette located on a prime road in the heart of Thames Ditton Village, just a short walk to Thames Ditton station, the river and within excellent catchment for the local schools. This property has the potential of being extended to offer three bedrooms and two receptions (STPP), which many of the neighbouring properties have done. Property comprises; Large private front garden, welcoming entrance lobby which provides direct access to a private rear garden with a shed to the rear. Leading up the stairs to the first floor is a lovely reception room which benefits from plenty of natural daylight flooding through the bay window, a large double bedroom, second bedroom bedroom, well-kitchen and family bathroom. The property further benefits from huge potential to extend to the ground floor and into the loft (STPP).

Two bedroom first floor maisonette

Private garden

Needs some modernisation

Highly sought after road

Share of freehold

The lease expires 28.9.3013

Warwick Road, Thames Ditton, KT7

£425,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™

Two bedroom first floor maisonette

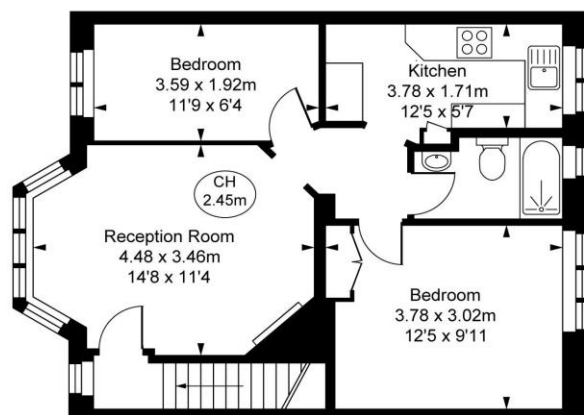
Private garden

Needs some modernisation

Highly sought after road

Share of freehold

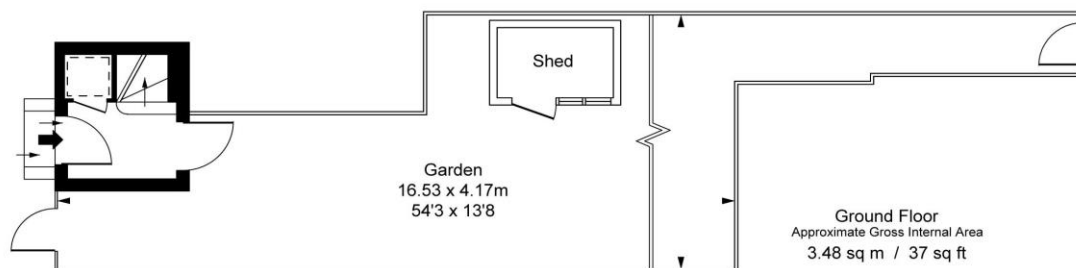
The lease expires 28.9.3013



Warwick Road, KT7
Approximate Gross Internal Area
52.88 sq m / 569 sq ft
(Including restricted height
under 1.5m)
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
49.40 sq m / 532 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax: C

Local Authority: Elmbridge Borough Council

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.