

# Mayfield Close, Thames Ditton, KT7

£510,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

This lovely home is laid over the first and second floors and boasts a large plot. The private garden benefits from a patio area for relaxing/dining, with mature shrubs, lawn, a greenhouse and vegetable beds. There is also a large 15x7 ft shed/workshop with power and lighting, and private off street parking. To the ground floor is the cloakroom entrance with separate side door to the garden. On the first floor is a larger than average bedroom, elegant reception room with large window and fireplace, well appointed kitchen/breakfast room and recently renovated modern family bathroom. Also to the first floor is a further flexible room - a bright space with it's large dual-aspect windows, currently it's used as a third bedroom and office. Leading up the stairs to the second floor is a further large double bedroom with natural light flooding through four Velux windows, and an ensuite shower room. There is ample eaves storage on three sides.

**3 bedrooms**

**Top floor maisonette**

**Great decorative conditon**

**large private garden with newly installed shed**

**Off street parking**

**Lease year remaining aprox 933**

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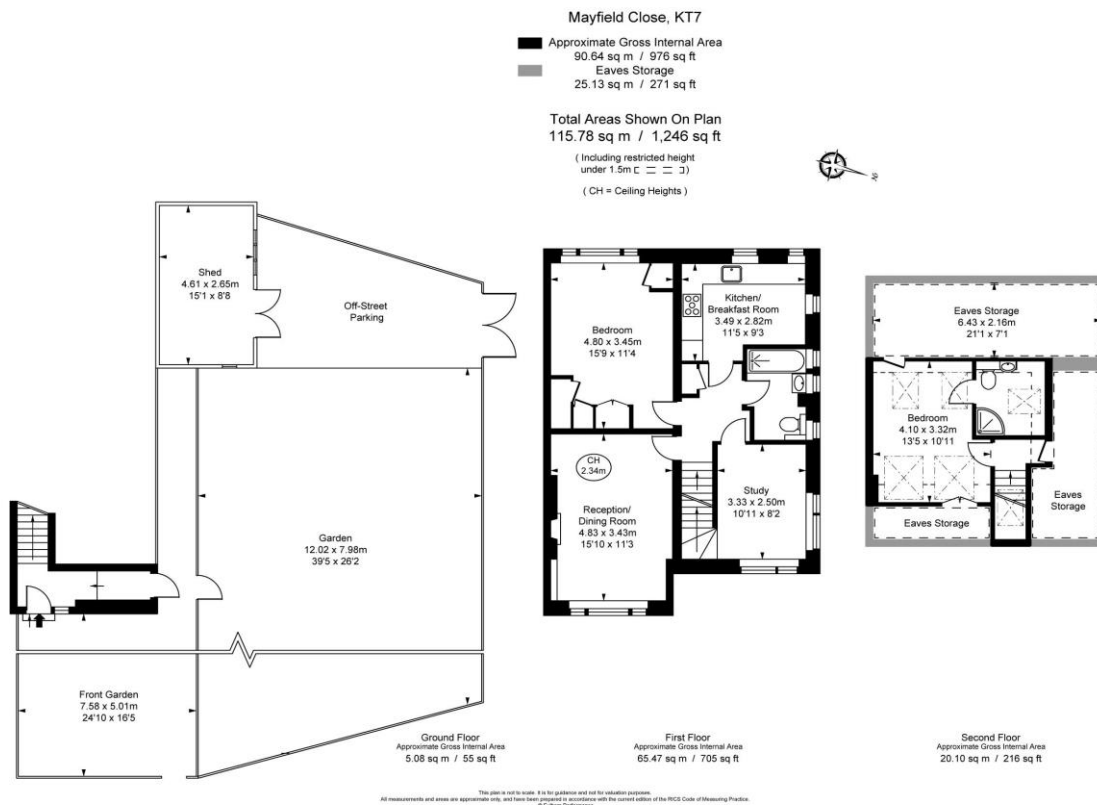
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Tenure: Leasehold

Council Tax: C

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.