

# Speer Road, Thames Ditton, KT7

£499,950 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to offer to the market this beautiful two-bedroom ground floor maisonette with private front and rear gardens in the heart of Thames Ditton Village. This lovely home is set back from the road by a well-maintained front garden. This well presented home comprises: Front Porch, entrance hallway with storage, reception room with stunning herringbone flooring, feature fireplace and bay windows, a modern bathroom with walk in shower, spacious second bedroom and main bedroom with ample storage and double doors providing direct access to the rear garden. The newly fitted kitchen boasts integrated appliances and ample storage space. The kitchen provides direct access to the private rear garden, which is spacious and low maintenance with a beautiful, decked area which is perfect for entertaining, and the rest being laid with easy lawn. There is a large chalet style shed to the rear. Rear vehicular access is also available.

**Ground Floor Maisonette**

**Excellent decorative condition**

**Large Rear Garden**

**Modern Kitchen**

**Modern Bathroom With Walk In Shower**

**Easy Lawn**

# Speer Road, Thames Ditton, KT7

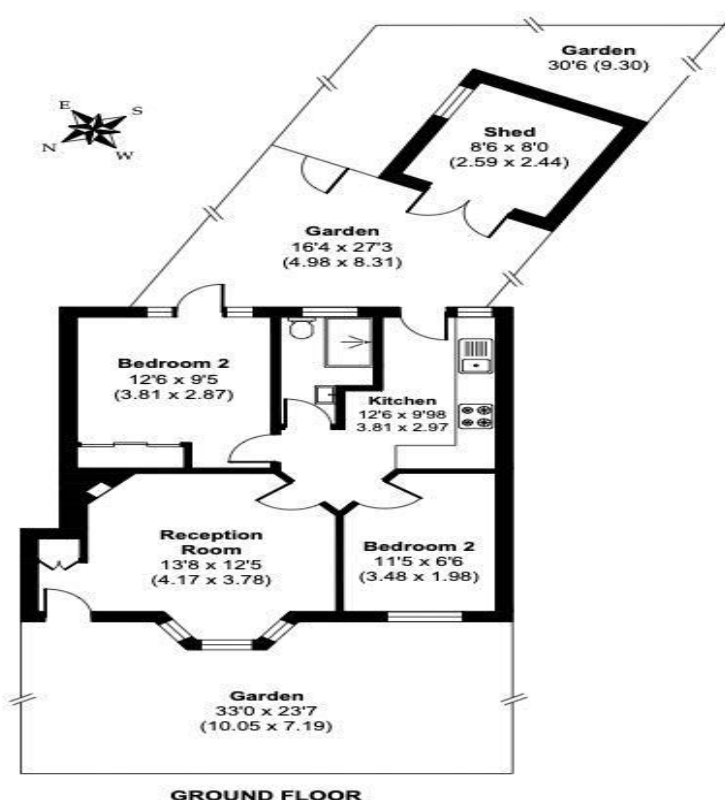
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**SPEER ROAD KT7**  
APPROX. GROSS INTERNAL FLOOR AREA 520 SQ FT / 48.3 SQ METRES  
APPROX. SHED AREA 67 SQ FT / 6.2 SQ METRES  
TOTAL AREA 587 SQ FT / 54.5 SQ METRES



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.