



## 40 Harvest Lane Thames Ditton, KT7 0NG

A light & spacious two bedroom mews style house situated in a secure gated development in the heart of Thames Ditton village & close to the BR. Station. The property features new modern fitted kitchen, downstairs cloakroom, large reception room with feature fireplace & patio doors to secluded rear garden, two double bedrooms with fitted wardrobes and modern fitted bathroom. Further benefits include gas central heating, allocated & guest parking. No onward chain and available immediately.

**TWO DOUBLE BEDROOMS**

**DOWNSTAIRS CLOAKROOM**

**PRIVATE REAR GARDEN**

**NO ONWARD CHAIN**

**FITTED KITCHEN**

**SECURE GATED DEVELOPMENT**

**ALLOCATED PARKING**

**CENTRAL VILLAGE LOCATION**

**Monthly Rental Of £1,800**

**Entrance Hall**

Coved ceiling. Radiator. Cupboard housing meters. Doors to:-

**Downstairs Cloakroom**

Wash hand basin with mixer tap. Low level WC. Part tiled walls. Extractor Fan.

**Kitchen**

Coved ceiling. Front aspect window. Eye & base level units. Work surfaces with fitted oven & hob & extractor fan above. Sink unit with mixer tap. Integrated fridge freezer, dishwasher & washing machine. Fitted wine cooler. Under stairs storage cupboard. Radiator.

**Living Room**

Coved ceiling. Two radiators. Feature fireplace with marble surround & hearth. Wall mounted thermostat. Stairs to landing and sliding patio doors to garden.

**First Floor Landing**

Airing cupboard. Radiator doors off to:-

**Bedroom 1**

Coved ceiling. Rear aspect window. Radiator. Fitted double wardrobes.

**Bedroom 2**

Coved ceiling. Front aspect window. Radiator. Fitted double wardrobes.

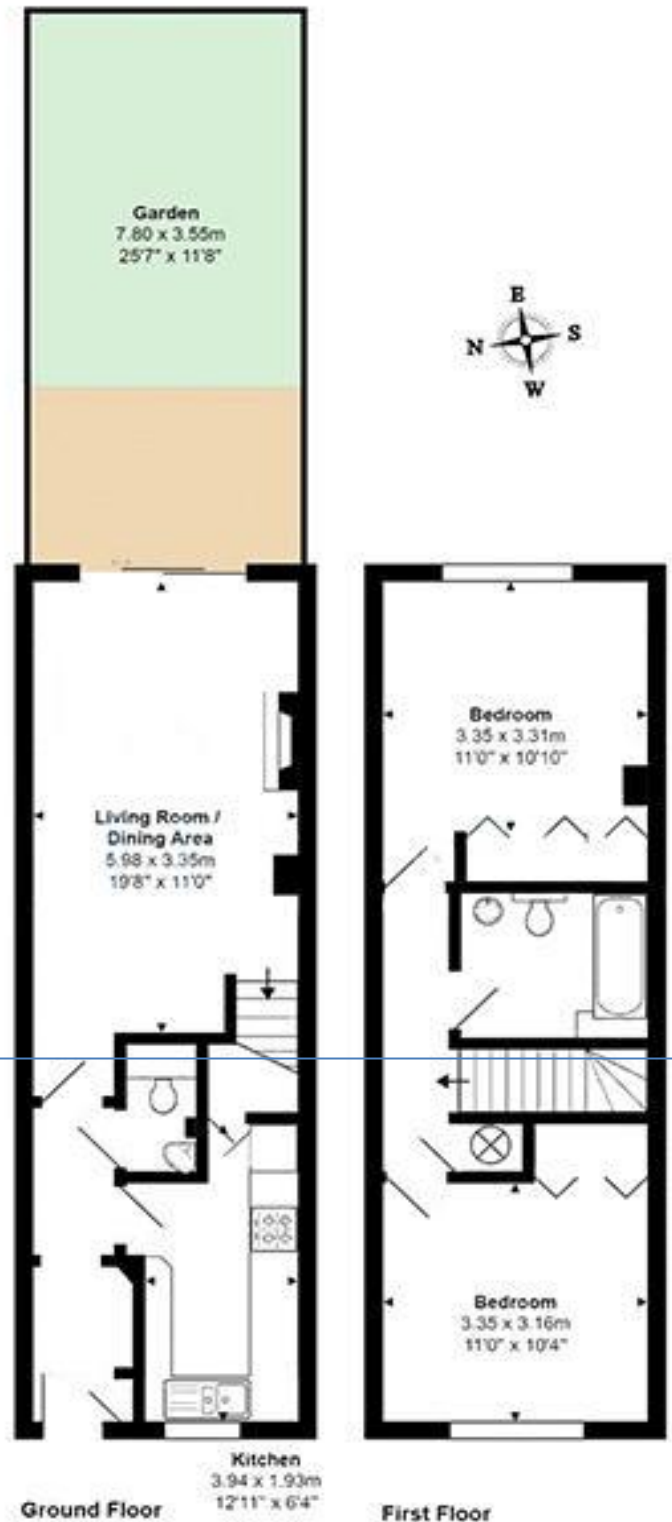
**Bathroom**

Extractor fan. Inset ceiling lights. Wash hand basin with mixer tap. Low level WC. Panel enclosed bath with shower attachment. Shower screen. Heated towel rail. Fully tiled.

**Rear Garden**

Decked patio area. Astro turf lawn. Outside light & tap. Small garden shed.

**Allocated parking bay.**



Harvest Lane, Thames Ditton  
Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup> (excluding garden)  
FOR ILLUSTRATIVE PURPOSES ONLY.

**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 agreeing the sale.  
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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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 in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

