

# Alexandra Road, Thames Ditton, KT7

£595,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Presented to the market in excellent decorative condition is this splendid two-bedroom period cottage on a highly regarded 'River Road' close to Thames Ditton village. The property is stylish and modern whilst maintaining a cottage feel and comprises; pretty front garden, reception room with feature fireplace and sash windows, under stairs storage, spacious kitchen/dining room, following on from here is a utility room and a shower room. The south facing rear garden offers a lovely space for entertaining and relaxing. Leading up the stairs to the first floor is the master bedroom with access to a stylish family bathroom and second double bedroom. We believe this property lends itself to first time buyers and/or families looking for a property close to the village's amenities, Summer Road Recreation Ground and Thames Ditton's infants and junior schools.

**Two bedroom period cottage**

**Highly regarded "river road"**

**Located in the heart of Thames Ditton village**

**Good decorative condition**

**Enormous potential to extend STPP**

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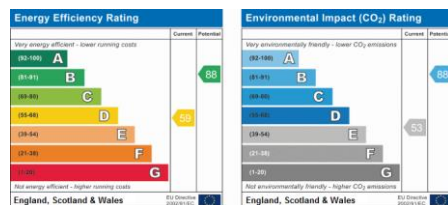
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2019.

Tenure: Freehold

Council Tax: D

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.