

Alexandra Road, Thames Ditton, KT7

£625,000 Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this two bedroom period cottage on a highly regarded 'River Road' close to Thames Ditton village. The property comprises; Contemporary kitchen, spacious open plan reception/dining room and heading out the French doors is a lovely low maintenance West-facing private rear garden. Leading up the stairs to the first floor there is a spacious master bedroom with a stunning ensuite bathroom and the second double bedroom again with a well finished ensuite shower room. There is also access to the loft room with Velux windows that is perfectly suited to use as a study or storage space.

Two bedroom period cottage

Excellent decorative condition

Rear extended

Lovely kitchen and bathroom

Close to the River Thames and all of its bars and restaurants

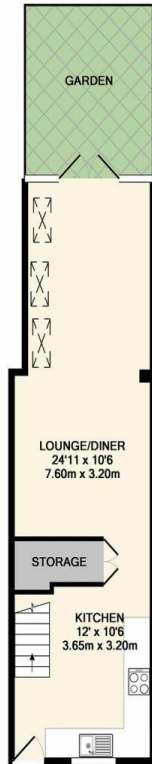
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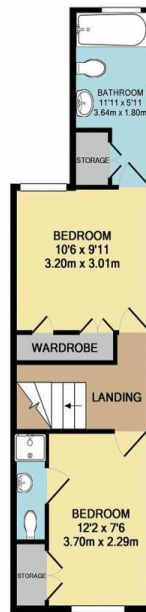
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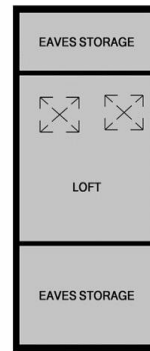
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GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 246 SQ.FT.
(22.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.) INCLUDING LOFT

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

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 (20218)

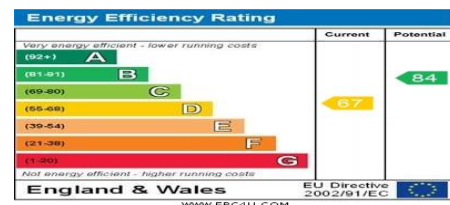


Tenure: Freehold

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.