



Summary:

A well-presented and charming three bedroom period cottage in this highly regarded 'River Road' close to Thames Ditton village. The property is in excellent decorative condition throughout and comprises; front garden, reception room with feature fireplace, dining room leading onto a stylish and extended kitchen. Leading from the kitchen is a WC. Also accessed from the kitchen via patio doors is a pretty West-facing private rear garden. Leading up the stairs to the first floor are two double bedrooms one with a spacious en-suite bathroom. the new extended second floor has a great size bedroom with built in wardrobes, plenty of eaves storage and a modern en-suite. We believe this property lends itself to professional couples or families looking for a property close to the village's amenities, Summer Road Recreation Ground and Thames Ditton's infants and junior schools. Alexandra Road is a delightful residential road with a lovely community feel. The property is conveniently located near to the River Thames, Surbiton and Thames Ditton town centres as well as Kingston and all of its amenities. There are excellent transport links with direct trains from Surbiton and Thames Ditton to Waterloo and for the motorist, the A3 is within easy reach. Alexandra Road is in close proximity to some highly sought after schools such as Thames Ditton infants and juniors, St Paul's infants and junior school, Hinchley Wood infants, juniors and secondary schools.

Three Bedroom Cottage

Desirable "river" road

Good decorative condition

Modern extended Kitchen

Private West Facing Garden

Two En-Suite Bathrooms



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is intended for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. No guarantee is given as to their operability or efficiency can be given.
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Tenure:

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: C

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92+) | | A | 84 |
| (81-91) | | B | 70 |
| (69-80) | | C | |
| (55-68) | | D | |
| (39-54) | | E | |
| (21-38) | | F | |
| (1-20) | | G | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.EPC4U.com | | | |

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.