

Alexandra Road, Thames Ditton, KT7

£599,950 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this charming and beautifully presented two double bedroom Victorian cottage, enviably located on one of Thames Ditton's most sought-after residential roads, just moments from the High Street. Behind its attractive brick façade and front garden, this warm and welcoming home offers well-balanced accommodation. The ground floor comprises a bright dining room with a feature fireplace and large sash window, allowing excellent natural light. Wooden flooring leads through to the reception room, creating a natural entertaining space with a further sash window overlooking the rear. To the rear is a well-appointed galley kitchen, offering ample storage and worktop space, with direct access onto the garden. Upstairs are two genuine double bedrooms, including a generous principal bedroom, along with a modern family bathroom.

Highly sought after river road

Two double bedroom Victorian cottage

Separate reception and dining rooms

Galley kitchen with garden access

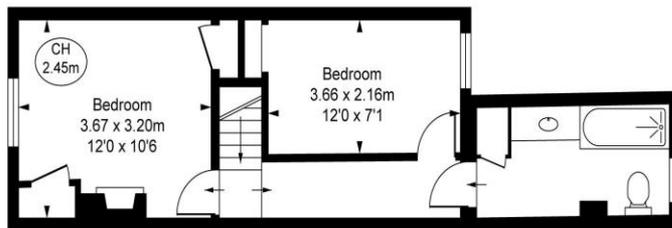
Private, low-maintenance rear garden

Moments from High Street and station

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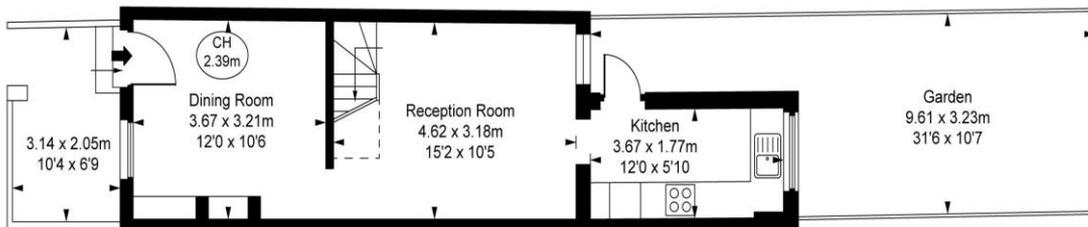
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First Floor
 Approximate Gross Internal Area
 34.05 sq m / 367 sq ft

Alexandra Road, KT7
 Approximate Gross Internal Area
 68.09 sq m / 733 sq ft

(Including restricted height
 under 1.5m [- - - - -])
 (CH = Ceiling Heights)



Ground Floor
 Approximate Gross Internal Area
 34.03 sq m / 366 sq ft



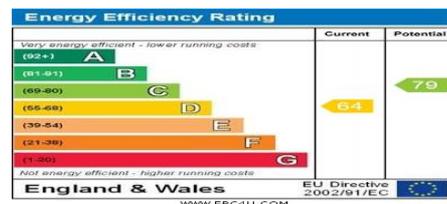
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
 © Fulham Performance

Tenure: Freehold

Council Tax: E

Local Authority:

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.