

Alexandra Road, Thames Ditton, KT7

Monthly Rental Of £2,750 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



#### 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 having been recently renovated throughout and comprises; front garden, reception room with feature fireplace, modern and stylish kitchen/diner. Leading from the kitchen is a utility area and a downstairs cloakroom. Also accessed from the utility area 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 newly 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 and amenities.

**Three Bedroom Cottage**

**Desirable "river" road**

**Excellent decorative condition**

**Within school catchment area**

**Close to Thames Ditton Village**

**Two En-Suite Bathrooms**

# Alexandra Road, Thames Ditton, KT7

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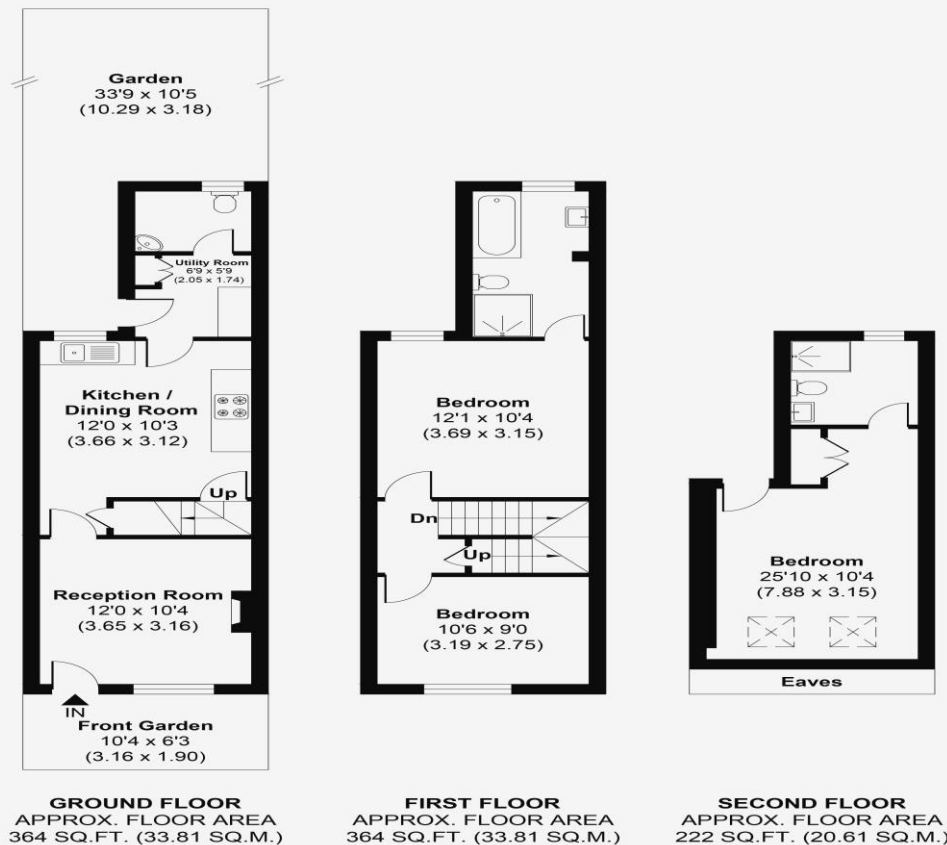
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## ALEXANDRA ROAD KT7

APPROX. GROSS INTERNAL FLOOR AREA 950 SQ FT / 88.23 SQ METRES



Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: C

### 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.