# Alexandra Road, Thames Ditton, KT7 £995,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception





#### Summary:

Located on one of Thames Ditton's most sought after residential Roads and moments from the High street, this stunning home comprises; Off street parking for one car, entrance hallway, elegant reception room with feature fireplace and built in storage, open plan kitchen/dining room (perfect for entertaining) The modern kitchen benefits from plenty of storage, island unit and integrated appliances. Natural light floods through patio doors leading into the rear garden. Also to the ground floor is utility room and WC. The garden is divided into a large patio are and lawned area with a shed to rear. Leading up the stairs to the first floor are 3 lovely bedrooms, primary bedroom with ensuite bathroom and well appointed family bathroom. Finally there is a further study-bedroom with impressive mezzanine level to the 2nd floor. Leading off the 2nd floor room is a bonus loft room which is great for storage or an office.

Stunning 4 bedroom family home

Located close to Thames Ditton High street

Desirable "River Road"

Excellent decorative condition

Off street parking

T: 020 3282 7162 | E: hello@ivygate.co.uk | Ivy Gate

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Tenure: Freehold

Council Tax: F

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.