

# HJC

HIGHER VALUES



## Angel Road

Thames Ditton, KT7 0AZ

£599,995

A charming terraced house which requires modernisation, located on Angel Road in the picturesque village of Thames Ditton. This delightful property with period touches such as fireplaces in every room, high ceilings and picture rails - comprises 2 reception rooms, 2 bedrooms and 1 bathroom. Further benefitting direct access from the kitchen to a 45ft garden with shed and rear access. Providing easy access to local amenities, schools, and beautiful green spaces, the tranquil surroundings make it an ideal retreat from the hustle and bustle of city life, while still being conveniently located for commuting to London Waterloo. No onward chain.

Material Info: Brick Walls & Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: None currently. Mobile Coverage: Indoor: Limited Outdoor: Likely. On street parking.

- Terrace period cottage
- 2 reception rooms
- Period features
- Kitchen with access to 45ft garden
- Scope to extend and renovate STPP
- Upstairs bathroom
- 2 double bedrooms
- Close to good bus and train links

# Floor Plan

## Angel Road

Approximate Gross Internal Floor Area = 77.4 sq m / 833 sq ft

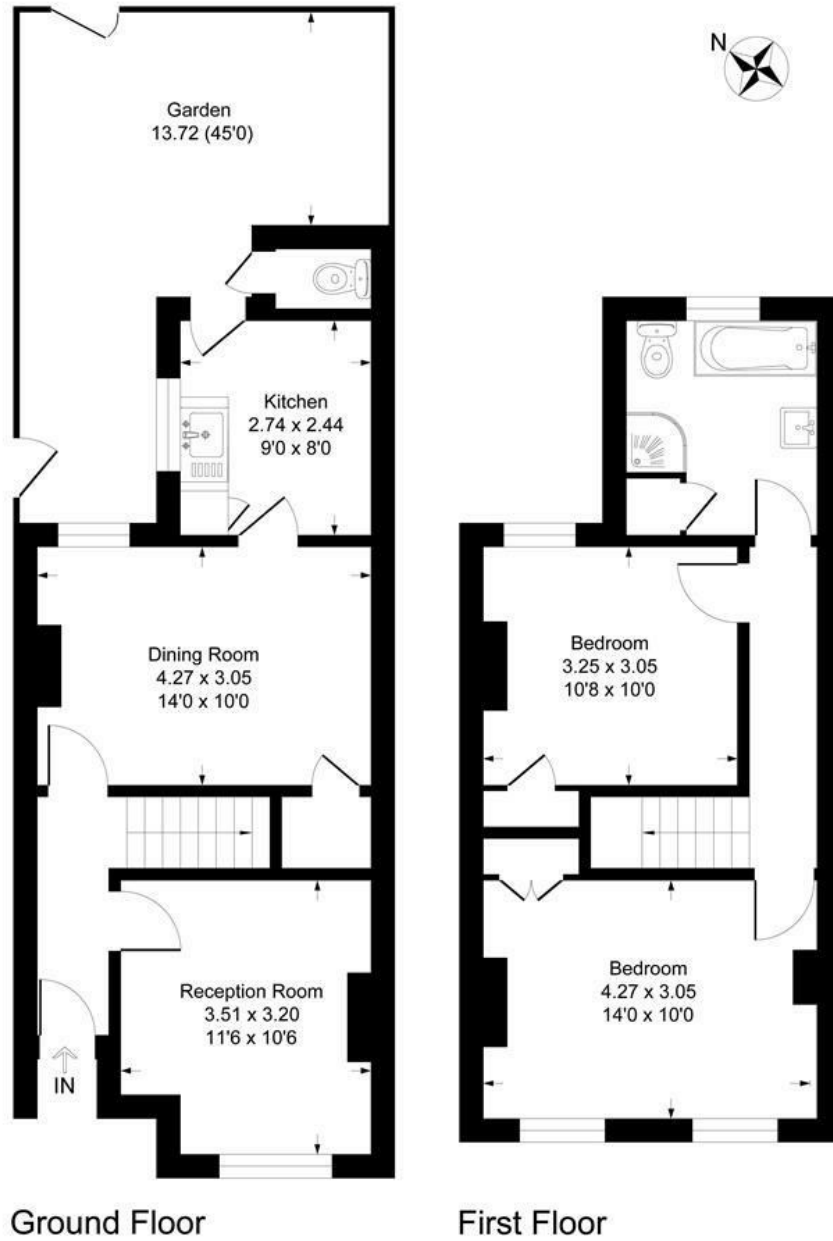
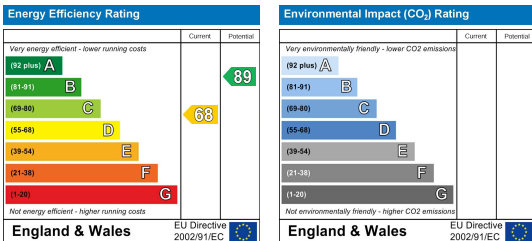


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

## Energy Efficiency Graph



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