

# HJC

HIGHER VALUES



## Angel Road

Thames Ditton, KT7 0AZ

£575,000

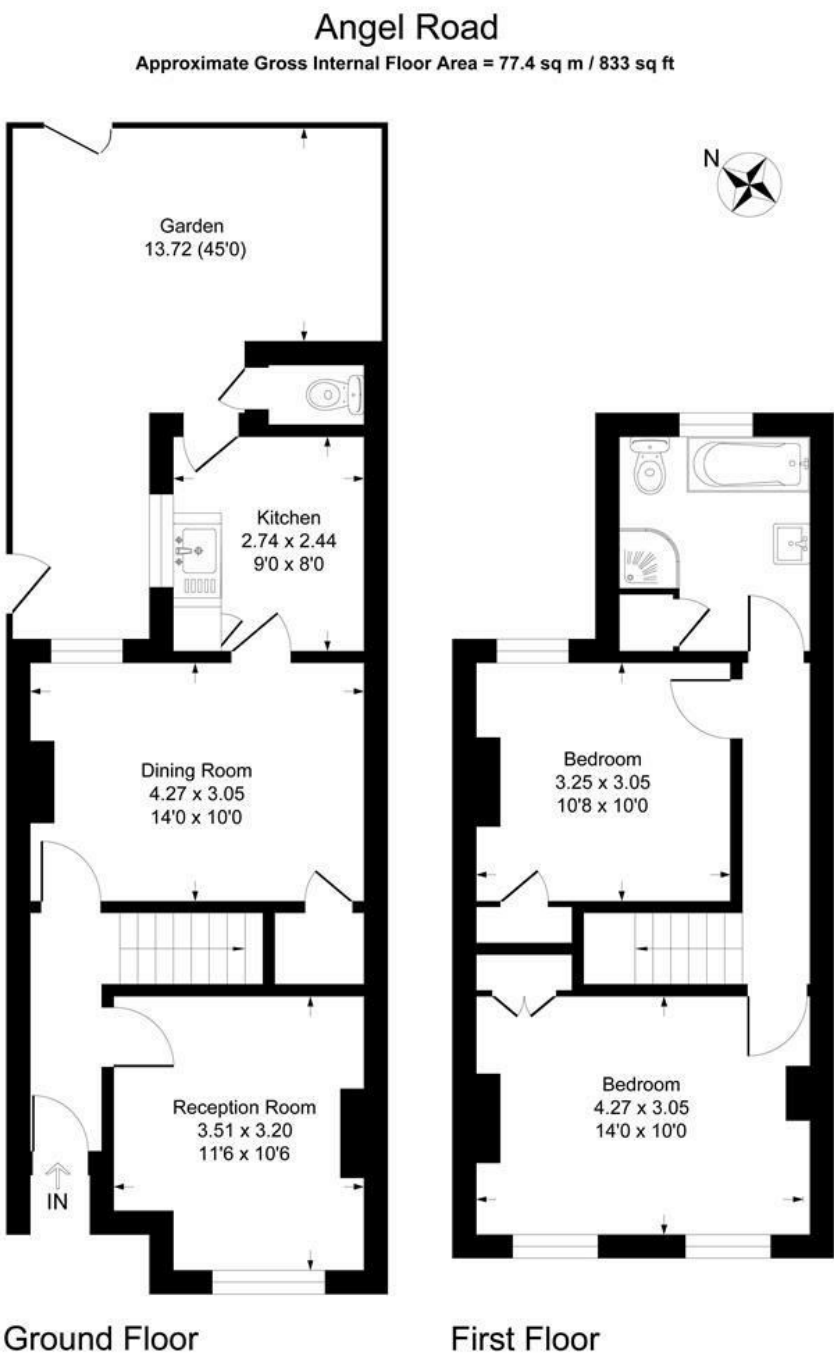
An Edwardian terraced house which requires extensive modernisation, located on Angel Road in the picturesque village of Thames Ditton. This property maintains period touches such as fireplaces in every room, high ceilings and picture rails and comprises 2 reception rooms, 2 bedrooms and 1 bathroom.

The kitchen space opens directly to a 45ft garden with shed and rear access. Close to local amenities, schools, and green spaces, while still being conveniently located for commuting to London Waterloo via Thames Ditton and Surbiton stations. Offering scope to make it your own and add value. No onward chain.

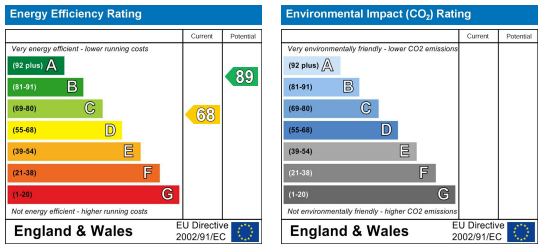
Material Info: Brick Walls & Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: None currently. Mobile Coverage: Indoor: Limited Outdoor: Likely. On street parking.

- 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 both Thames Ditton and Surbiton stations

Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.