

# HJC

HIGHER VALUES



## Angel Road

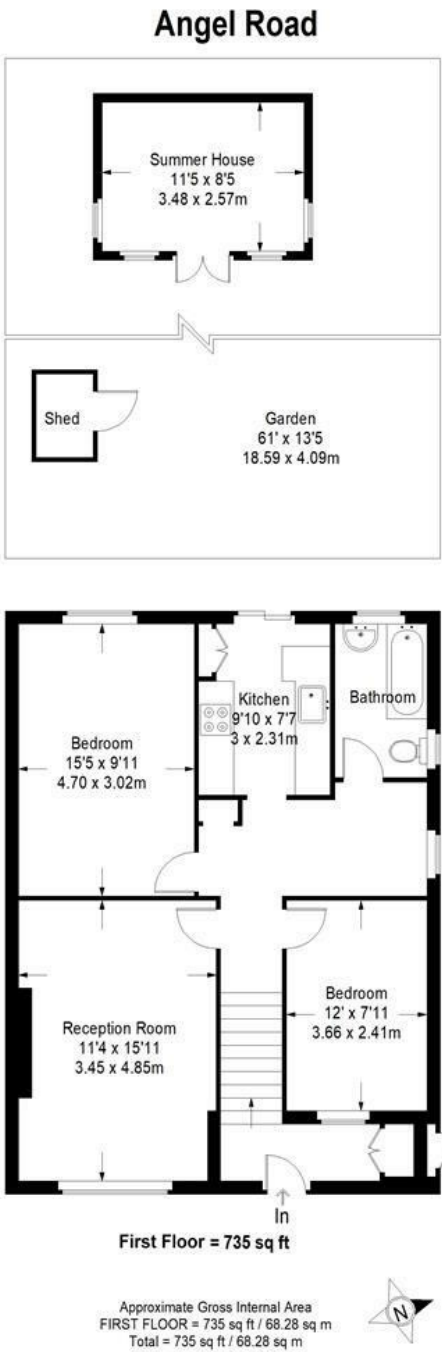
Thames Ditton, KT7 0BA

£485,000

A well presented first floor 2 bedroom maisonette with private front and rear gardens. Featuring a light and bright lounge with dining area, modern fitted kitchen and family bathroom. The large landing cleverly accommodates an office space. Storage is no problem with cupboards to hallway and the benefit of large part-boarded loft space. Downstairs is a handy utility cupboard and in the beautiful 60ft garden is a fantastic insulated summer house with power and hard wired internet - currently utilised as an office. Great location, close to schools and short walk to the village centre, Giggs Hill cricket green and local amenities. NO ONWARD CHAIN.

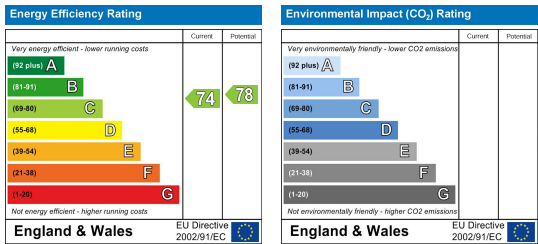
- First floor 2 bedroom maisonette
- Good decorative order
- Insulated garden room with power
- Downstairs utility cupboard
- No onward chain
- Modern fitted kitchen & bathroom
- Double glazed throughout
- 60ft garden
- Large landing suitable as desking area
- Close to village and good schools

Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.