

HJC

HIGHER VALUES



Aragon Avenue

Thames Ditton, KT7 0PY

£1,125,000

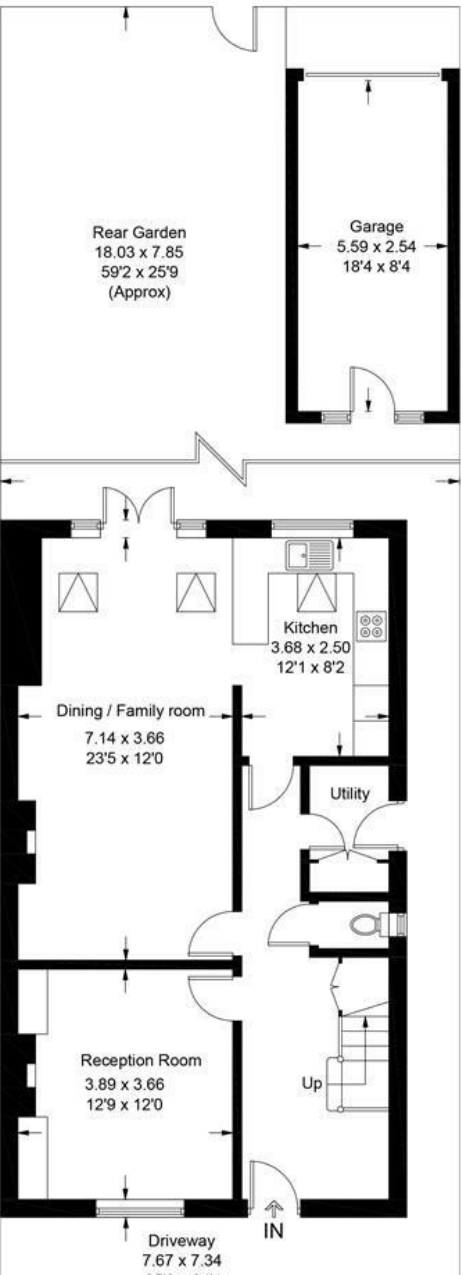
Four bed semi detached family house that offers all the practical aspects of a modern family home located on a river road location in Thames Ditton. On the ground floor, a spacious hallway provides access to all rooms; a guest WC, a separate utility with side external door, a front reception room with solid fuel-burner and joinery built-in to the alcoves, and the main kitchen/dining/family room. Upstairs to three bedrooms, the largest two have a wall of built-in wardrobes, and the family bathroom, then up again to the principal bedroom, with en-suite shower and further built-in wardrobes.

To rear is a terraced decked area leading from the house, a pretty lawn with well planted borders and a further, vine-canopied dining area at the rear of a 50ft long south-east-facing garden. A rear service road provides vehicular access to the private garage.

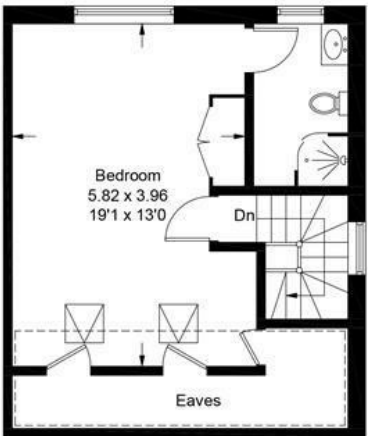
- Short walk to outstanding schools and train station
- Beautiful landscaped garden
- Close to Summer Road recreation ground
- Modern light and bright interior
- Off street parking for 2 vehicles
- Garage with auto roller shutter access at rear
- River access and gastro pub at bottom of the road
- Rear access to garden

Floor Plan

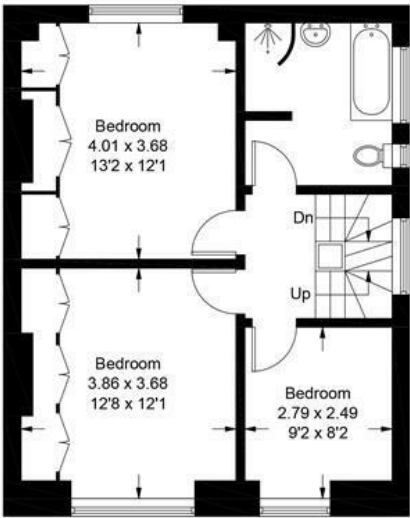
Aragon Avenue
Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft
(Excluding Eaves)
Eaves = 6.2 sq m / 67 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 175.0 sq m / 1884 sq ft



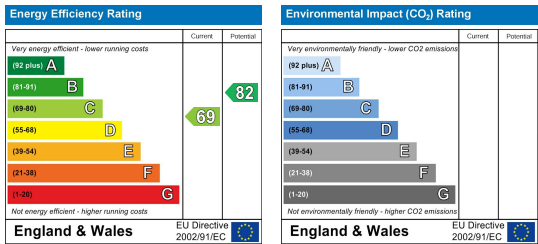
= Reduced headroom below 1.5m / 5'0"



Second Floor



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.