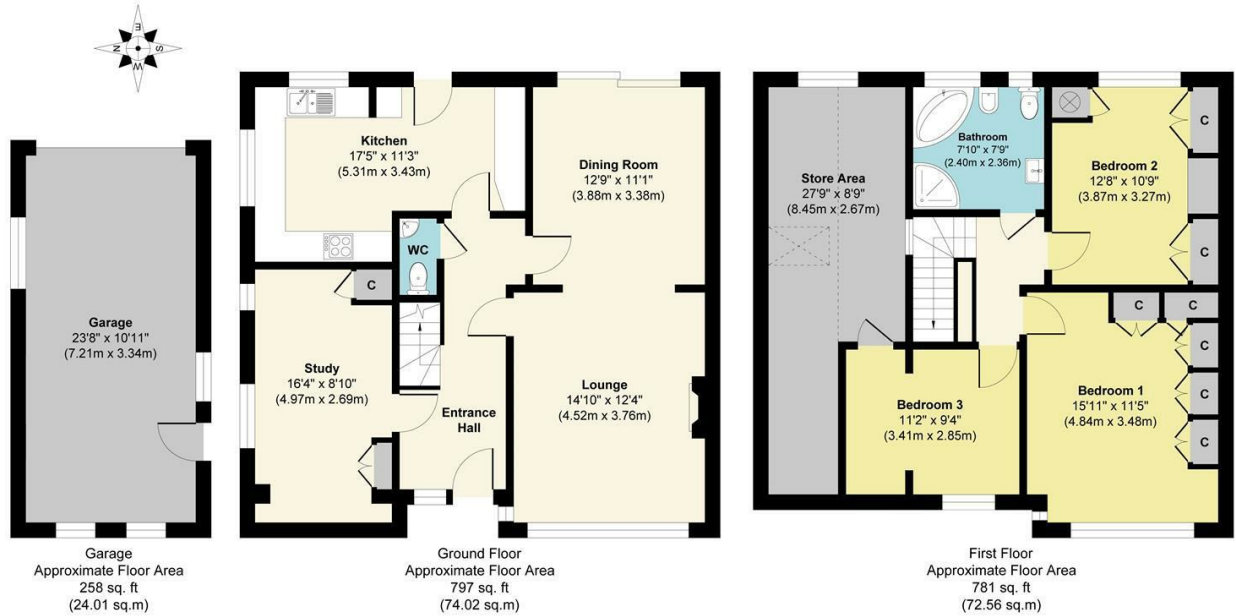




**RAWLINSON
&WEBBER.**

Orchard Avenue, Thames Ditton
Offers In Excess Of £850,000 Freehold

Orchard Avenue, KT7



Approx. Gross Internal Floor Area 1836 sq. ft / 170.59 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Property Description

Nestled in the heart of the highly sought-after Thames Ditton area, this charming and spacious three double bedroom 1930's family home sold with no onward chain. The home now requires some updating and offers the perfect opportunity for a family to create and design their dream home.

This expansive property offers a generous internal floor area of 1,836 sq. ft. The home's ground floor comprises an entrance hallway, a large study; adjacent is a through lounge/dining room running the length of the property with sliding doors opening onto the rear garden. Additional There is also a good-size kitchen with extra worktop space and a convenient cloakroom.

The first-floor benefits from three generously sized double bedrooms ensuring plenty of accommodation for growing families. Two of these benefit from built-in wardrobes. A well-fitted family bathroom with shower and corner bath completes this floor. Externally, the property includes off-street parking for two cars, a substantial rear garden separate by a trellis arch with the bottom half of the garden housing a detached garage with vehicular access for convenience.

Thames Ditton is renowned for its vibrant village atmosphere, excellent schools, and riverside walks along the Thames. The property is within easy reach of Thames Ditton station, offering swift connections to London, while a variety of shops, cafes, and recreational facilities are just moments away.

This is a rare opportunity to secure a family home in one of Thames Ditton's most desirable locations. Contact us today to arrange a viewing!

Features

- SEMI-DETACHED
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- OFF-STREET PARKING
- SUBSTANTIAL REAR GARDEN
- DETACHED GARAGE WITH VEHICULAR ACCESS
- NO ONWARD CHAIN

EPC Rating: D Council Tax Band E

