

# Alexandra Road, Thames Ditton KT7

£995,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

A welcoming hallway leads through to a spacious dining room, which in turn opens into a bright reception area overlooking the garden. To the rear sits a well-appointed kitchen. The layout works exactly as you would hope for modern life- space for a large dining table and easy day-to-day practicality, and Bi-fold doors open directly onto a raised deck, seamlessly connecting indoor and outdoor living during the warmer months. The first floor provides three well-proportioned bedrooms. The principal bedroom is a particularly generous double, complemented by two further bedrooms that are ideal for children, guests, or home working. A contemporary family bathroom serves this level. The loft has been converted to create an impressive fourth bedroom suite. With good ceiling height, eaves storage and its own shower room, this floor works perfectly as a main bedroom retreat, guest suite, or teenage space.

**Well presented family home**

**4 good sized bedrooms**

**Off street parking for 2 cars**

**Well maintained rear garden backing on to a playing field**

**Desirable "river road"**

**Open plan reception-kitchen-dining room**

# Alexandra Road, Thames Ditton KT7

£995,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception



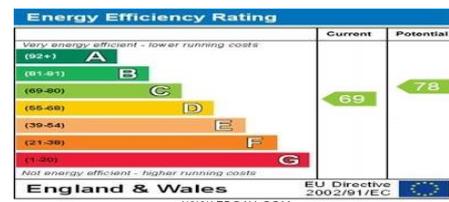
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale. © Datagraphy Ltd 2011. Photographs \* Floorplans \* Virtual Tours. Tel: 0845 643 4481 www.datagraphy.com

Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: C



## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.