

# Alexandra Road, Thames Ditton, KT7

£749,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



## Summary:

On the ground floor, a welcoming reception room flows seamlessly into a generous open-plan kitchen/dining room, an entertainer's dream. The contemporary kitchen is fitted with abundant storage, integrated appliances and a range cooker. Bi-folding doors bring the outside in, flooding the space with light and providing direct access to the westerly-facing garden, perfect for alfresco dining and relaxing on sunny evenings. Upstairs on the first floor are two double bedrooms and a well-appointed family bathroom. On the second floor, you'll find two further bedrooms alongside a modern shower room – ideal for family living or flexible guest accommodation. This property is well suited to families seeking a home within easy reach of Thames Ditton's amenities, Summer Road Recreation Ground and highly regarded local schools.

**Stunning period home**

**Four bedrooms**

**Loft and rear extended**

**Excellent decorative condition**

**No onward chain**

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TOTAL FLOOR AREA: 1074 sq ft (99.8 sq m.) approx.

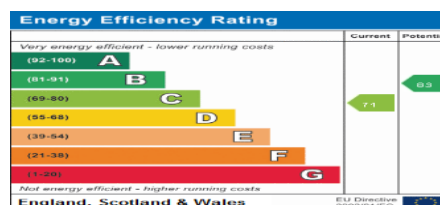
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold

Council Tax: E

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.