



## Warwick Road

Thames Ditton, KT7 0PR

**£410,000**

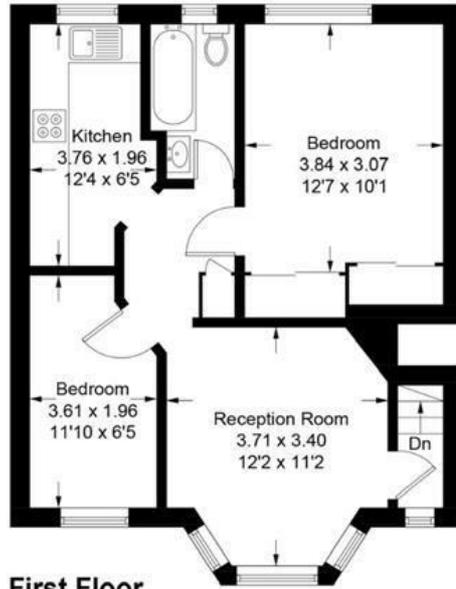
Located on a prominent corner plot, featuring 2 bedrooms, a lovely light reception room including a bay window, and fitted kitchen. With a large private west facing garden extending 75ft which is not overlooked, the property offers scope to go into the loft and also extend on the ground floor, to significantly increase the square footage (subject to the usual planning consents). Further benefits off street parking and offered to the market with no onward chain and share of freehold.

- Large west facing garden
- Quiet cul-de-sac location
- No onward chain & share of freehold
- Off street parking
- Scope to extend (STPP)
- Light and bright accommodation

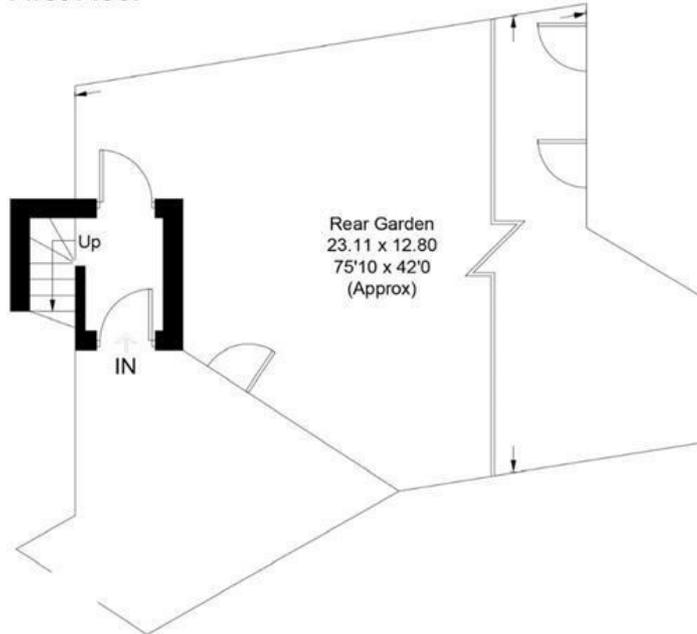
# Floor Plan

## Warwick Road

Approximate Gross Internal Area = 51.6 sq m / 555 sq ft



First Floor

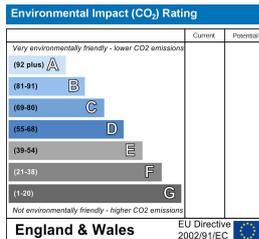
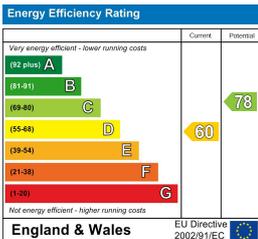


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277386)



## 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.