



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.

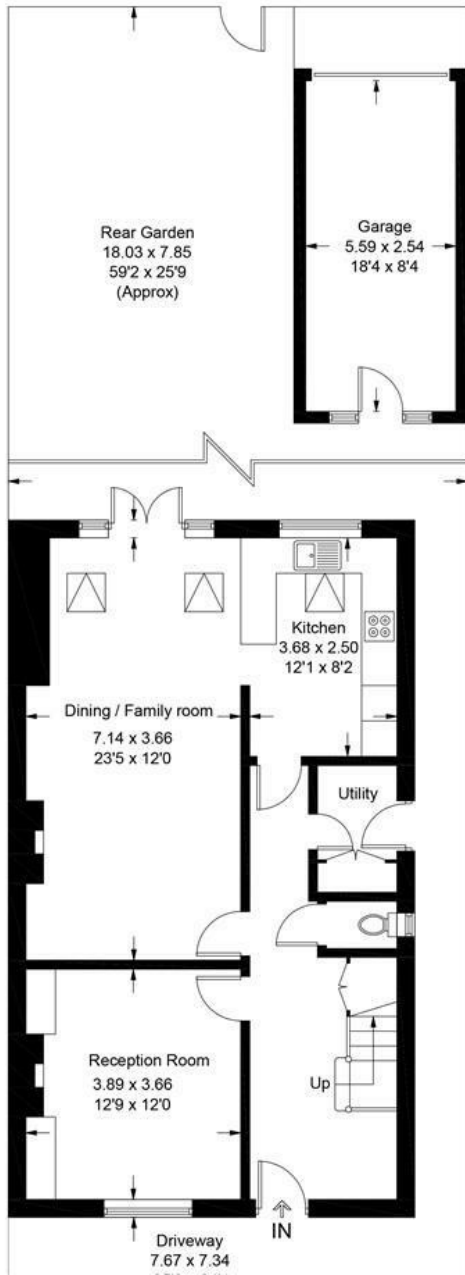
To rear is a terraced decked area leading from the house, a pretty lawn with well planted borders and a further, vine-canopied dining area at the rear of a 50ft long south-east-facing garden. A rear service road provides vehicular access to the private garage.

- 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

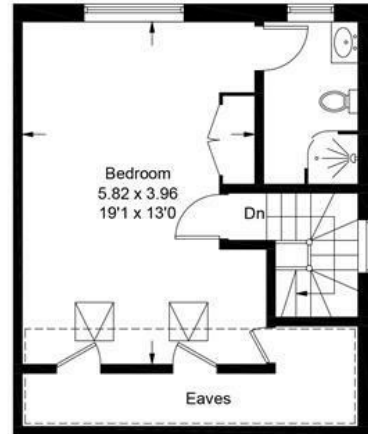
Floor Plan

Aragon Avenue

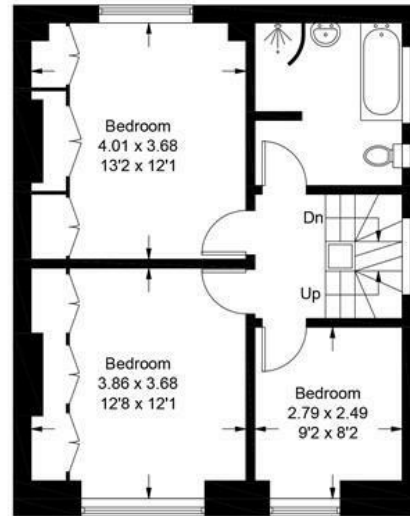
Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft
 (Excluding Eaves)
 Eaves = 6.2 sq m / 67 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 175.0 sq m / 1884 sq ft



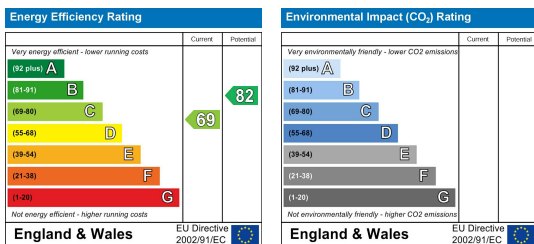
= Reduced headroom below 1.5m / 5'0"



Second Floor



Energy Efficiency Graph



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