

3 BEDROOM HOUSE  
ALEXANDRA ROAD, THAMES DITTON

£699,950



HJC invite you to view this super family home situated in a popular river road backing onto a park. This Victorian semi-detached house, presents traditional hallway leads into a spacious through reception/dining room, with wood-burning stove, w.c and an extended and light kitchen/breakfast room that opens onto a good sized garden. Upstairs to 3 double bedrooms, family bathroom and potential to extend STPP. Close to Thames Ditton village, stations and excellent local schools. Priced to sell.

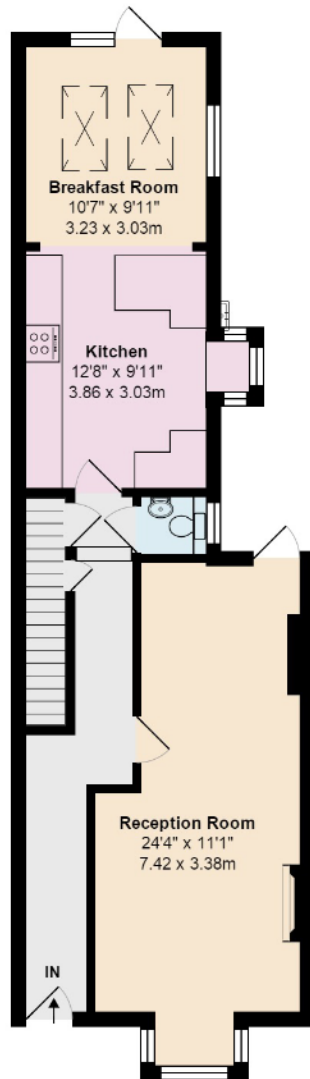


## 44 Alexandra Road, Thames Ditton KT7 0QT

Approximate Gross Internal Area: 1170 ft<sup>2</sup> ... 108.7 m<sup>2</sup>

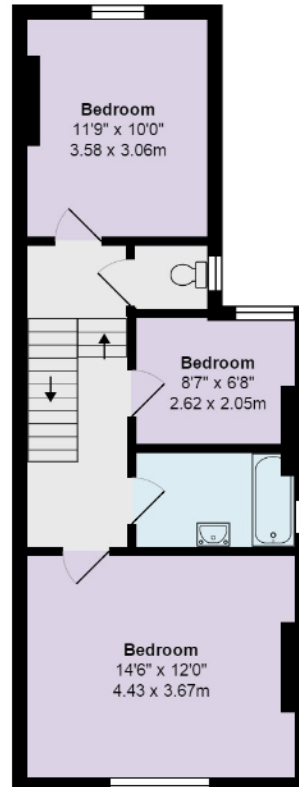
### Ground Floor

Area: 652 ft<sup>2</sup> ... 60.5 m<sup>2</sup>



### First Floor

Area: 518 ft<sup>2</sup> ... 48.1 m<sup>2</sup>



All measurements are approximate and for illustrative purposes only. Not to scale.

We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed.

The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

# HJC

HIGHER VALUES

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