

3 BEDROOM FLAT  
ORCHARD AVENUE, THAMES DITTON

£470,000



HJC are delighted to present a fabulous two/ three bedroom maisonette with private, landscaped garden exceeding 70ft located in a popular residential street close to excellent schools, transport and shops.

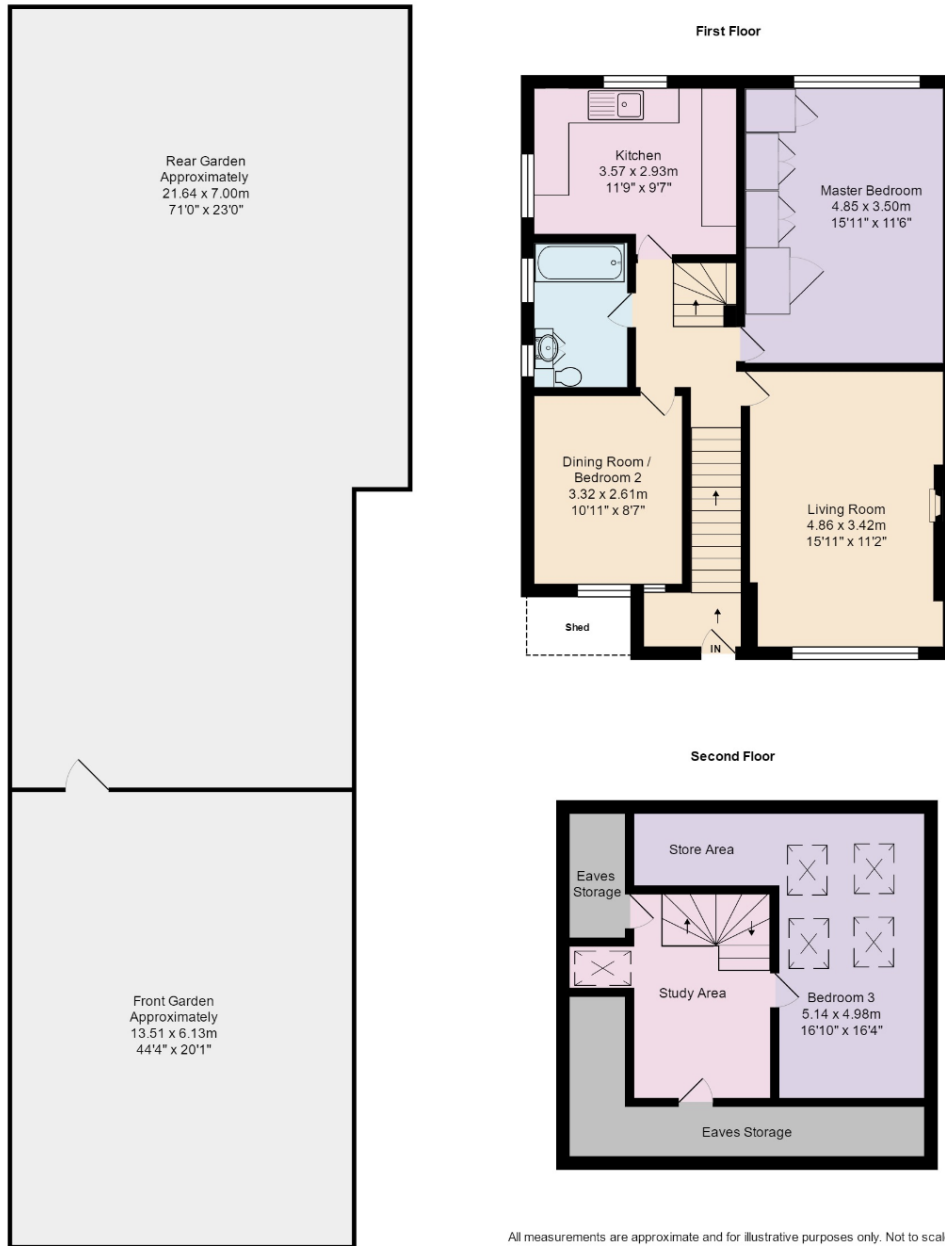
Presented to the market in excellent decorative condition this much loved home comprises; entrance hallway, leading up the stairs to the first floor and branching off the landing area are; large reception room with feature fireplace, double bedroom with ample fitted wardrobes, separate dining room/third bedroom, kitchen/breakfast room with plenty of storage and integrated appliances & family bathroom. Leading up the stairs to the second floor is a study area with velux window and further double bedroom. Last but by no means least, is a delightful landscaped garden approximately 70ft long with large patio, lawn and shed.



## 1A Orchard Avenue, Thames Ditton

(First Floor Maisonette)

Approximate Gross Internal Area: 107.7 m<sup>2</sup> ... 1159 ft<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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