

HJC are excited to present this deceptively spacious family home in a popular Thames Ditton river road. The current owners have combined impressive architecture and stylish design.







## 43 Alexandra Road, Thames Ditton

Approximate Gross Internal Area: 112.9 m² ... 1215 ft²

## Ground Floor Garden Approximately 4.20 x 3.47m 13'9" x 11'5' Dining Room 2.78 x 2.25m 9'1" x 7'5" First Floor Second Floor Kitchen Bedroom 4 / 3.95 x 3.20m Study 2.67 x 1.75m 13'0" x 10'6" 8'9" x 5'9" Family Room 4.85 x 3.20m Master Bedroom 3.66 x 3.20m 12'0" x 10'6" 15'11" x 10'6" Bedroom 3 4.58 x 2.11m 15'0" x 6'11" Living Room 3.60 x 3.20m 11'10" x 10'6" Bedroom 2 3.20 x 2.81m Eaves Storage 10'6" x 9'3'

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.

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

Front Garden Approximately 3.28 x 2.03m 10'9" x 6'8"

