

# HJC

HIGHER VALUES



## Alexandra Road

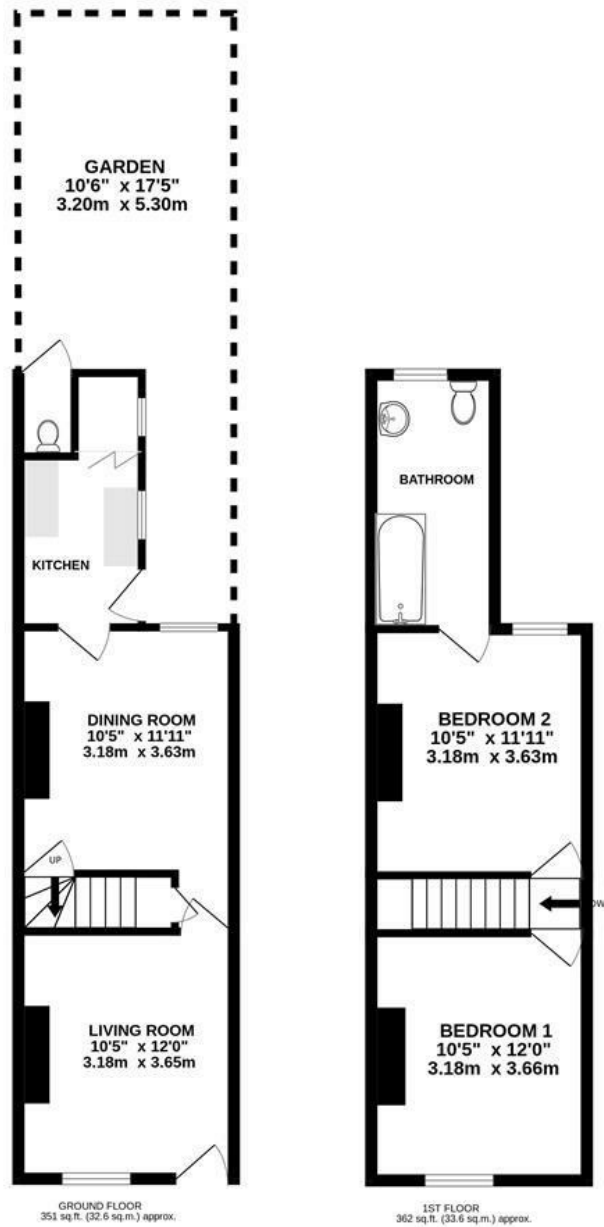
Thames Ditton, KT7 0QS

£450,000

A pretty 2 bedroom Victorian terrace cottage located in a very popular river road in Thames Ditton. Presently in a dilapidated state, this period property offers an opportunity to refurbish and extend to create something beautiful to your own design. The front living room leads to a further reception room and kitchen with door to a west facing courtyard garden. Stairs lead to 2 good sized bedrooms with bathroom off the master. Many other houses in the road have been extended to great effect from this floorplan, so will suit someone looking for a sizeable project with the imagination to transform it (subject to planning consents). A short walk from trains, schools, recreation ground and local shops. NO ONWARD CHAIN

- Pretty terrace Victorian cottage
- 2 bedrooms
- Kitchen & bathroom
- West facing courtyard garden
- Near to schools, trains and local recreation ground
- Sought after river road
- 2 reception rooms
- Original wood flooring throughout
- In need of extensive modernisation
- No onward chain

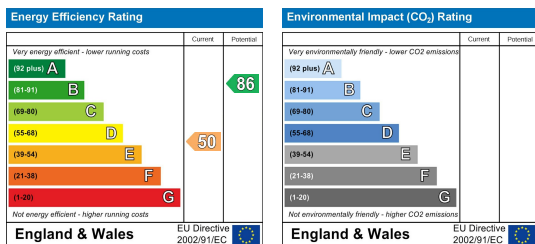
# Floor Plan



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph



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