

# HJC

HIGHER VALUES



## Queens Road

Thames Ditton, KT7 0QX

£1,100,000

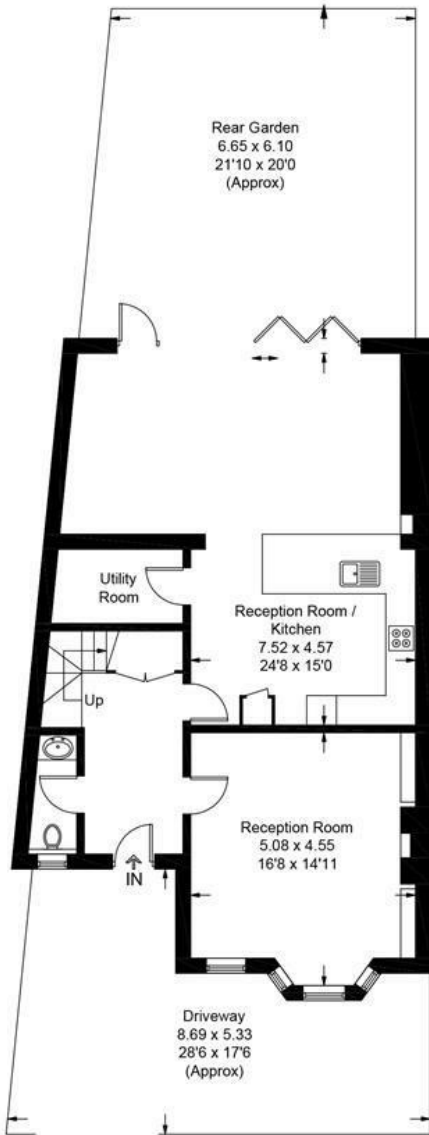
A stunning four bedroom, 2 bathroom Victorian end of terrace home, thoughtfully extended and remodelled to provide accommodation for the modern family. Featuring a welcoming hall with cleverly-fitted storage and guest WC, separate sitting room to front and a superb open-plan kitchen/family room at the heart of the house, with utility room to the side and bi-folding doors opening on to a walled garden facing south-east. The first floor comprises four double bedrooms, with ensuite to the first and a separate family bathroom. All rooms enjoy excellent proportions and a high specification finish, including underfloor heating throughout. Further benefits from an additional loft room, currently utilised as an office, off-street parking to front and proximity to the River Thames, Hampton Court Palace, a lovely riverside pub and Thames Ditton station and village.

- 4 bedroom period home
- Large open plan kitchen/dining room
- Beautiful sitting room with wood burner
- River road location
- Off street parking
- 2 bathrooms
- Utility room
- Loft space utilised as office
- Bi-folding doors to walled garden
- Close to shops, gastro pub, train station and schools

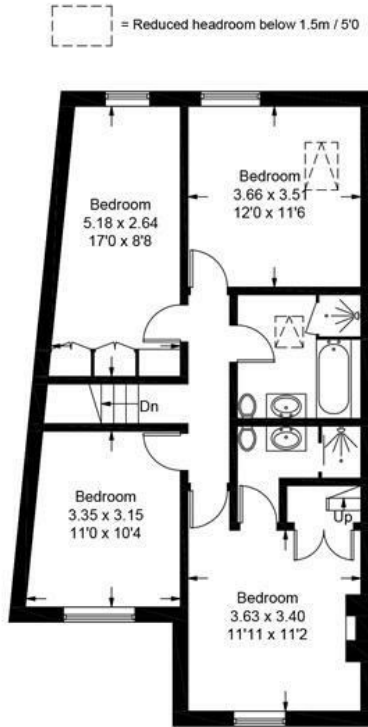
# 56 Queens Road

Approximate Gross Internal Area (excluding loft) = 150.5 sq m / 1620 sq ft

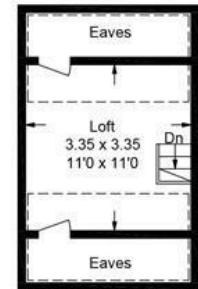
Loft = 19.4 sq m / 209 sq ft



Ground Floor



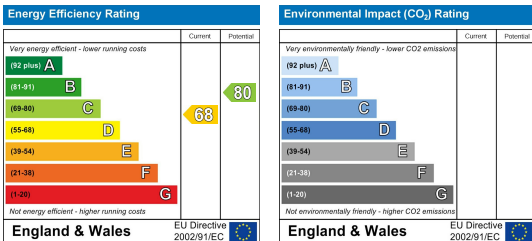
First Floor



Loft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076802)

## Energy Efficiency Graph



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