



Queens Drive, KT7

A riverside three bedroom, three reception room detached house with garden

ESTATE & AGENT

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Queens Drive, KT7

Guide Price: £999,950

An exceptionally rare and exciting opportunity has arisen to purchase a three bedroom detached house located on the banks of the River Thames. The property is offered for sale with vacant possession and no upper chain at a Guide Price of £999,950 with Offers Invited.

The property is situated on Queens Drive, Thames Ditton, with a garden leading down to the River Thames with boat landing stage, slipway and enjoying beautiful views looking across the river toward the grounds of Hampton Court Palace and Hampton Court Palace Golf Club. It has been in the same family since the 1960's and requires a programme of refurbishment, providing an ideal opportunity to modernise and upgrade the property to the next owner's specification.

The accommodation briefly comprises; entrance hallway with stairs to first floor, ground floor W.C., a spacious breakfasting kitchen, a good sized reception room to the front of the property, two further receptions (a large room divided by folding doors) with patio doors providing spectacular views over the garden and river.

To the first floor there's a light and airy landing area, a substantial double bedroom overlooking the Thames with eves storage and period fire surround, a second double bedroom with loft access, a third bedroom with double aspect windows and a bathroom/W.C. Externally there is a south facing garden to the front of the house, a storage shed/workshop with power to the side of the property and a pleasant rear garden leading down to the river with boat landing stage and slipway.

Queens Drive is within walking distance of Thames Ditton High Street with a variety of local shops and amenities and also Thames Ditton Station with train services to London Waterloo in approximately 35 minutes. Viewing is essential to fully appreciate the true potential of this property. Guide Price of £999,950, with offers invited.



- Riverside location
- Stunning views
- Boat landing stage & slipway
- Vacant possession
- Gardens front and back
- In need of refurbishment
- Workshop
- Excellent location
- Walking distance to the High Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		47	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		39	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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Total Area: 145.8 m² ... 1569 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

Open Hours-
Monday to Friday 8am - 7pm
Saturdays 9am - 5pm
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com

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