



Orchard Avenue, Thames Ditton, KT7

A spacious two bedroom ground floor semi-detached maisonette with a share of freehold

ESTATE & AGENT

— Tailored, local and personal —

Orchard Avenue, Thames Ditton, KT7 £425,000 Leasehold

A spacious two bedroom ground floor semi-detached maisonette with a lease in excess of 900 years is offered to the market for sale. The property is offered with vacant possession and would benefit from some modernising and offers buyers an exciting opportunity to purchase a property upon which they can place their own stamp.

The spacious accommodation briefly comprises: entrance hall, two large storage cupboards, a good sized reception room providing a comfortable lounge and dining room and a breakfasting kitchen with a range of fitted wall and base units with space for a table and chairs with door leading to the rear of the property. There is a large master double bedroom to the rear of the property and to the front of the property there is a second double bedroom, finally there is a bathroom/wc with a white suite.

Externally to the front of the property there is a garden area and to the rear, there is a pleasant private enclosed garden with mature shrubs and trees, lawn and garden shed. The property is located on a quiet cul-de-sac in Thames Ditton, close to Hinchley Wood and Long Ditton and provides access to Surbiton, Kingston and Surrey. Viewing comes highly recommended.

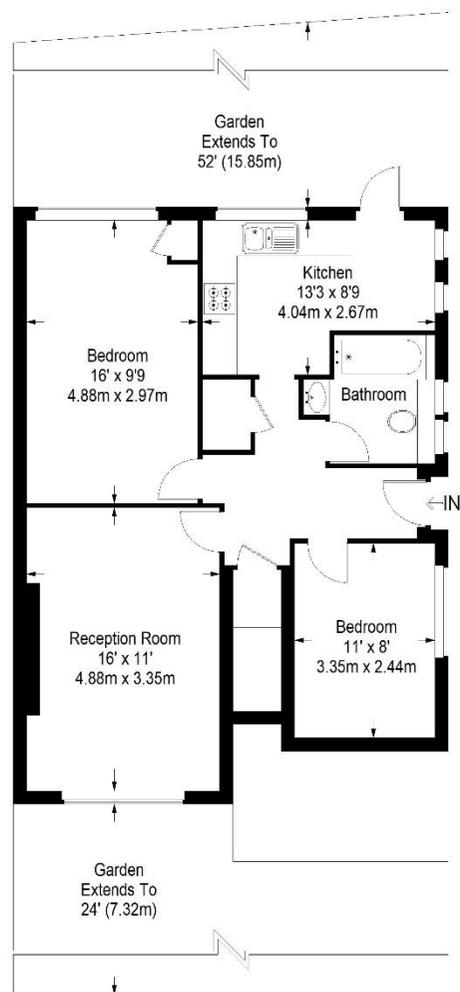


- Vacant possession
- End of chain
- Two double bedrooms
- Ground floor semi-detached maisonette
- Own front door
- Good storage
- Breakfasting kitchen
- Private garden
- Spacious lounge
- Over 900 years remaining on the lease



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Orchard Avenue



Ground Floor = 705 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 705 sq ft / 65.49 sq m
Total = 705 sq ft / 65.49 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Viewing strictly by
appointment via
Estate and Agent

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