



## Charming period cottage in a highly desirable area

**2 Queens Road, Thames Ditton, KT7 0QX**

Freehold

**savills**



2 reception rooms • Kitchen • Utility room & shower room • Ground floor cloakroom • 3 bedrooms • Bathroom • Loft/ bonus room • Garden

### Local information

The property is located just a short distance away from Thames Ditton village centre where you will find a range of amenities such as coffee shops, bakeries, pubs and restaurants.

More extensive shopping is available in Kingston upon Thames (3 miles), and nearby Esher and Hampton Court offer a range of bars and restaurants.

Thames Ditton station is located 0.6 miles away, providing regular and direct services into London Waterloo from 31 minutes.

The area has many highly regarded schools both in the state and private sector such as Thames Ditton Infants & Juniors, Hinchley Wood and Clarendon Fan Court.

### About this property

A charming period property which is deceptively spacious and has a wealth of character including wooden flooring throughout, high ceilings and dado rails. The spacious reception room located at the front of the home has a large bay window with plantation shutters. A wonderful period fireplace provides a focal point with alcove shelving either side. The dining room/family room sits in the heart of the home and also boasts a fantastic fireplace and glazed doors which open to the

garden. At the rear of the home is the modern kitchen which provides a range of white gloss wall and base units, integrated appliances and a useful stable door. Beyond you will find a generous utility area, also with plenty of cupboards and a ground floor shower room and WC.

On the first floor there are 3 bedrooms, all with built in storage and wooden flooring. The elegant and generously sized family bathroom has a free standing bath, twin wash hand basins and large walk in shower. There is also a bonus room on the top floor which would make an ideal office/workshop.

Externally to the rear the walled garden is private with an area of decking, patio and lawn with mature planting including wisteria.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

EPC rating = E

### Viewing

Strictly by appointment with Savills or their joint agents.







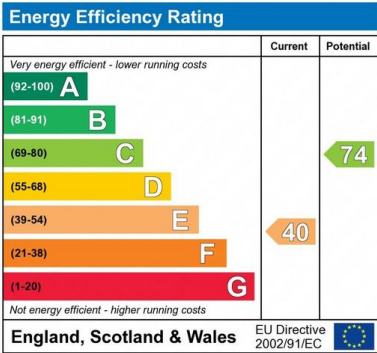


Queens Road, Thames Ditton

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft



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