



Delightful three bedroom period property

58 Angel Road, Thames Ditton, Surrey KT7 0AZ

Freehold

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2 reception rooms • Kitchen • 3 bedrooms • 2 bathrooms • South west facing garden • Studio/ garden office

Local information

Angel Road is a pleasant residential road situated in Thames Ditton. This attractive Surrey village offers both charm and country character yet lies only 17 miles south west of central London. Ideally placed for commuting, the property is perfectly situated for the mainline railway stations at Thames Ditton (0.8 miles), Hinchley Wood (1 mile) and Surbiton (1.6 miles), all providing direct and regular commuter services to London Waterloo.

The local shops and amenities of the village itself are just 0.6 miles from the property, with more extensive shopping available at Surbiton (1.4 miles) and the major shopping centre of Kingston upon Thames (2 miles). There are also excellent local bus services. Comprehensive leisure and recreational opportunities are available in the local area, including parks, golf courses, tennis clubs, racing at Sandown, cinemas and a wide choice of restaurants and bars. The world famous Hampton Court Palace is just 2 miles away as is Bushy Park and the River Thames.

This area is popular with families as there are many highly regarded schools both in the state and private sector such as Thames Ditton Infants & Juniors, Weston Green, Hinchley Wood and Claremont Fan Court School.

About this property

A delightful three bedroom family home offering excellent

accommodation throughout. You are welcomed into the front aspect reception room with attractive wood flooring, a featured fireplace and a bay window. The reception room leads to the dining room/ family room which is a perfect place for both entertaining and relaxing and also provides external access. The kitchen is situated at the rear and is fitted with a range of integrated appliances and shaker style cabinets. A shower room positioned off the kitchen completes the accommodation on the ground floor.

On the first floor are three bedrooms. The principal bedroom to the front enjoys two large windows and built in cupboard while the two bedrooms at the rear offer views over the garden. A well-appointed family bathroom serves all the bedrooms.

Externally and to the rear there is a wonderful south west facing garden which is mainly laid to lawn but also benefits from a gravelled seating area directly behind the house. A recently built studio/ garden office offers an air conditioning unit and provides an ideal space as a gym or for working from home. There is also a deck perfect for outdoor entertaining.

At the front a delightful terrace sits behind a gate. The property benefits from side access which leads directly to the garden.

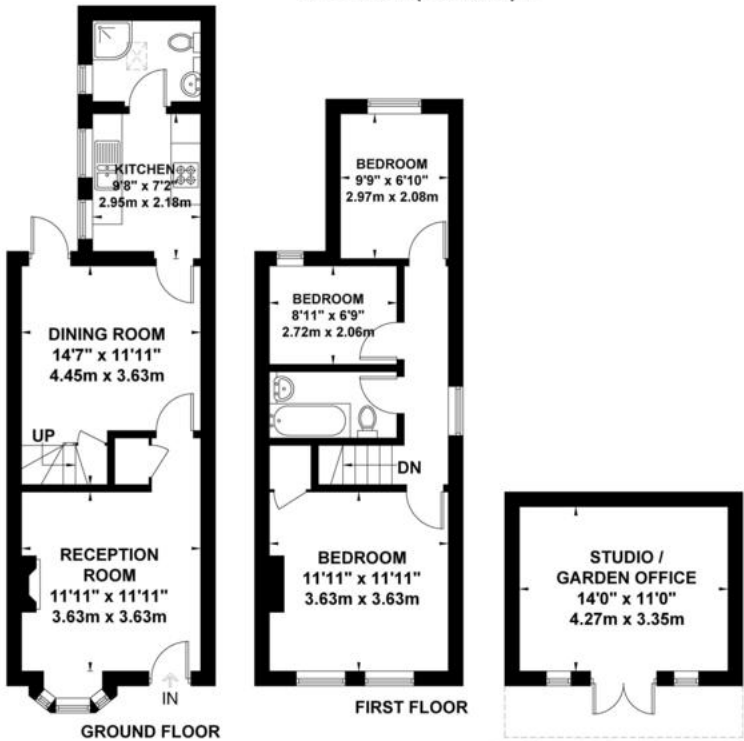
This property also offers scope for extension STPP





Angel Road, Thames Ditton


Approximate Gross Internal Area = 78.6 sq m / 846 sq ft
Studio / Garden Office = 14.3 sq m / 153 sq ft
Total = 92.9 sq m / 999 sq ft



(Not Shown In Actual Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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