



Riversdale Road Thames Ditton KT7



Description:

This beautiful property is located within a popular riverside cul-de-sac enjoying direct river frontage and wonderful views. The home is arranged over two floors offering approx. 2163 sq ft of well appointed accommodation. This attractive house consists of entrance hallway and large riverside reception with feature fireplace and solid oak flooring. Double doors lead directly onto the riverside garden. The kitchen is fitted with quality units, integrated appliances and stone flooring. There is a large brick conservatory which overlooks the riverside garden and leads directly into the integral garage. An office with bespoke fitted cupboards and shelving, a utility/ shower room and separate double bedroom complete the ground floor.



To the first floor there is a fabulous master bedroom with riverside balcony enjoying far reaching views and a generous sized en-suite bathroom. There are two further double bedrooms and a bathroom.

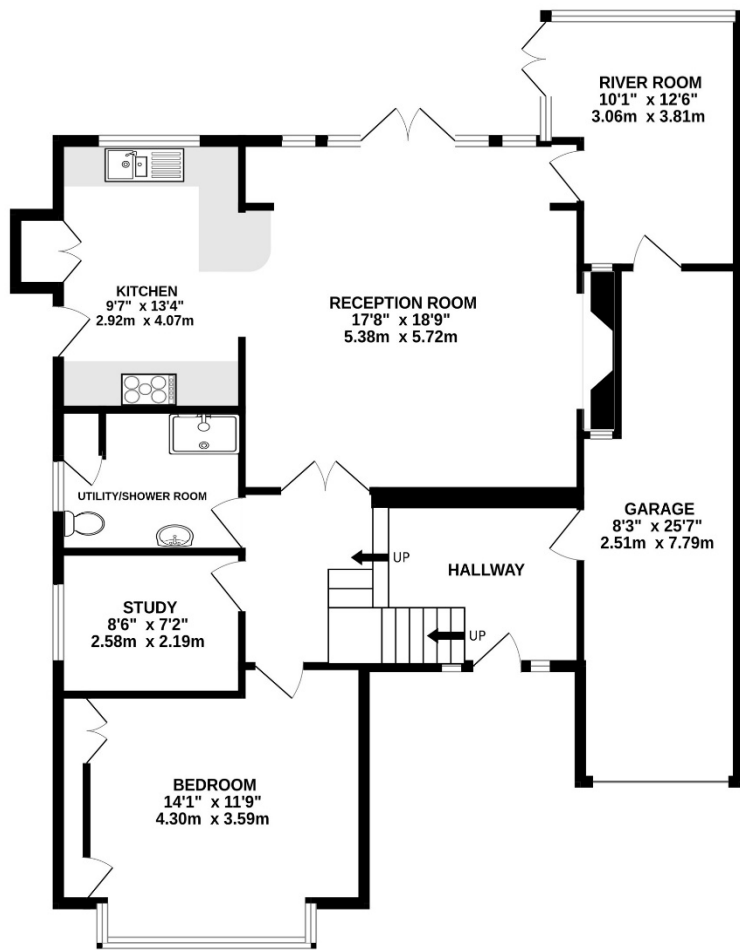
The riverside garden is mainly lawned with a patio area and decked seating area overlooking the backwater. Steps lead down to a concrete 50 ft private mooring.

To the front of the property there are two driveways providing off street parking for two vehicles and access to the integral garage.

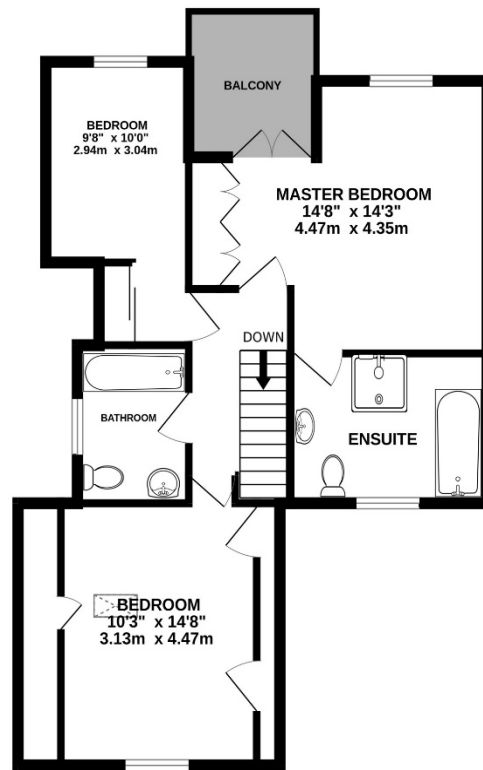
Thames Ditton High Street is just a stones throw away with its selection of shops, cafes and restaurants. The mainline train station serving London is just a short walk.







GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INFORMATION

TENURE: Freehold
COUNCIL TAX: G
COUNCIL: Elmbridge Borough Council
EPC: E
PRICE: £1,750,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

