



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Brooklands Road, Thames Ditton, KT7 0ET

An outstanding one bedroom semi-detached house with generous living accommodation and a private garden. Located within walking distance of Hinchley Wood and Thames Ditton Stations with Thames Ditton village shops, pubs, good schools and amenities close by. The many benefits include a good size living room with sitting and dining space plus a large conservatory which leads onto the garden. There is a fitted, part open plan kitchen with integral oven hob and dishwasher. On the first floor a good size, dual aspect double bedroom with a fitted wardrobe and a white bathroom suite with a shower over the bath. Gas central heating and double glazing. The garden includes a secluded sitting area and a storage shed. Planning permission previously granted for a two storey extension. Council tax band C. A lovely home in a convenient location.

**Guide Price £330,000 Freehold**

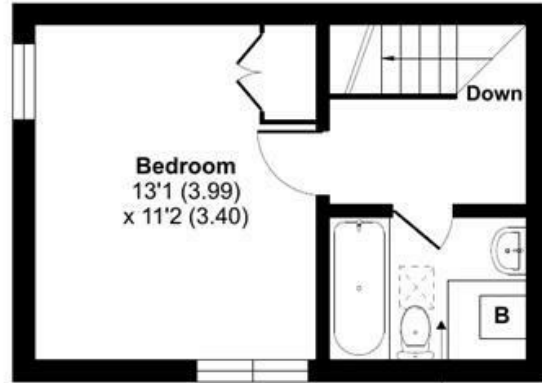
**EPC Rating: D**

Denotes restricted head height

# Brooklands Road, Thames Ditton, KT7

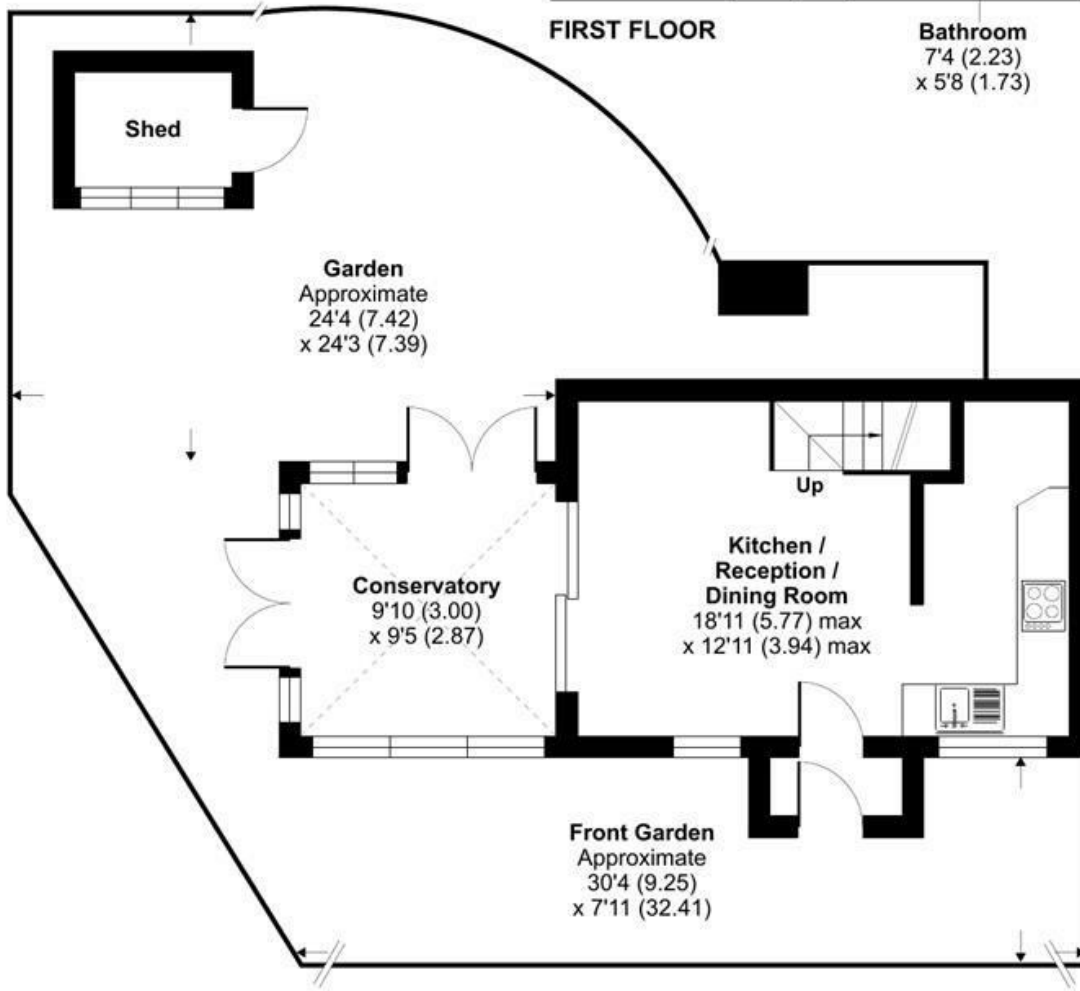
Approximate Area = 608 sq ft / 56.5 sq m

For identification only - Not to scale



FIRST FLOOR

Bathroom  
7'4 (2.23)  
x 5'8 (1.73)



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 953940

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	