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## Brooklands Road, Thames Ditton, KT7 0ET

An excellent one bedroom semi-detached house with generous living accommodation including a conservatory, a driveway and a private garden. Located within walking distance of Hinchley Wood and Thames Ditton Stations with Thames Ditton village shops, pubs and amenities close by. The many benefits include a good size living room plus a modern conservatory which leads onto the garden. There is a sleek contemporary part open plan kitchen with an integral oven-hob and washing machine. On the first floor a good size, dual aspect double bedroom 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. Council tax band C. A lovely home in a prime location.

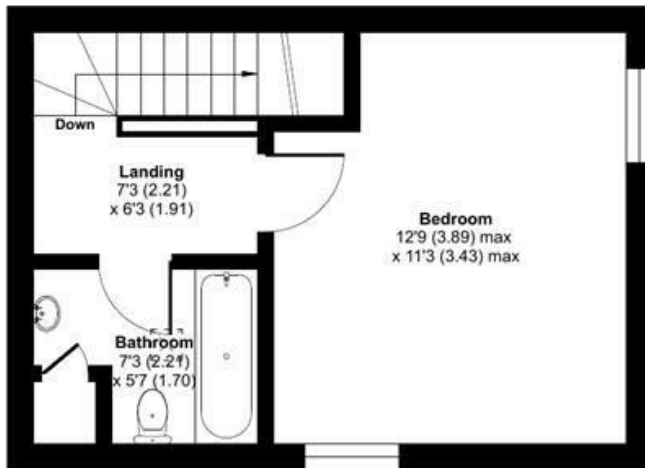
**Guide Price £330,000 Freehold**

**EPC Rating:**

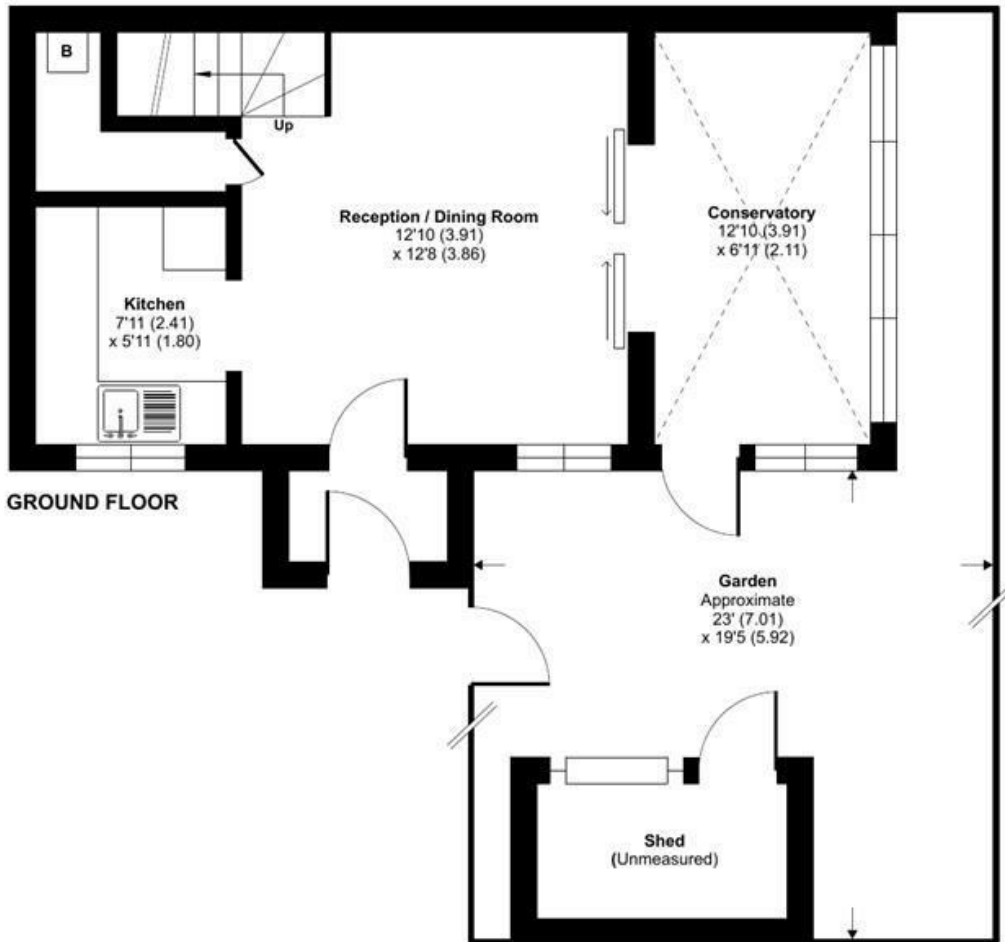
# Brooklands Road, KT7

Approximate Area = 619 sq ft / 57.5 sq m (excludes shed)

For identification only - Not to scale



FIRST FLOOR



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: 1007238.

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/fitings 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>			
(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 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>			
(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	