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Scott Farm Close, Thames Ditton, KT7 0AN

An excellent four bedroom, three reception room, two bathroom detached family home with good living accommodation, a double garage and a secluded south-west facing garden. Located on a quiet cul-de-sac within easy reach of Surbiton mainline station with local shops, amenities and the highly regarded Hinchley Wood School within walking distance. The many benefits include a large dual aspect sitting room with a fireplace and sliding doors opening onto the garden. French doors lead to a good-size dining room and there is a separate study. The modern fitted kitchen breakfast room includes integral appliances, stone surfaces and a dining bar. There is a welcoming entrance hallway and a ground floor cloakroom. On the first floor a master bedroom with fitted wardrobes and an en-suite bathroom. There are three further good size bedrooms, two of which have fitted wardrobes and a family bathroom with a shower over the bath. Gas central heating and double glazing. A well maintained south-west facing rear garden. At the front a garden, driveway parking and a double garage. A lovely home with the potential to extend and improve (subject to usual consents). Council tax band G.

Guide Price £1,100,000 Freehold

EPC Rating: C

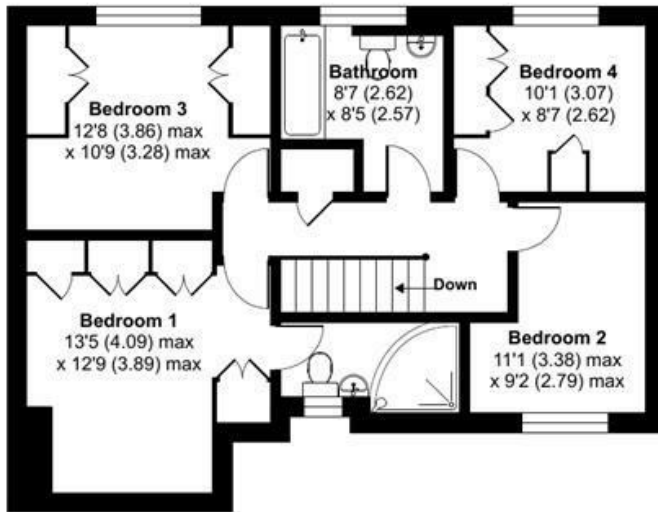
Scott Farm Close, Thames Ditton, KT7

Approximate Area = 1379 sq ft / 128.1 sq m

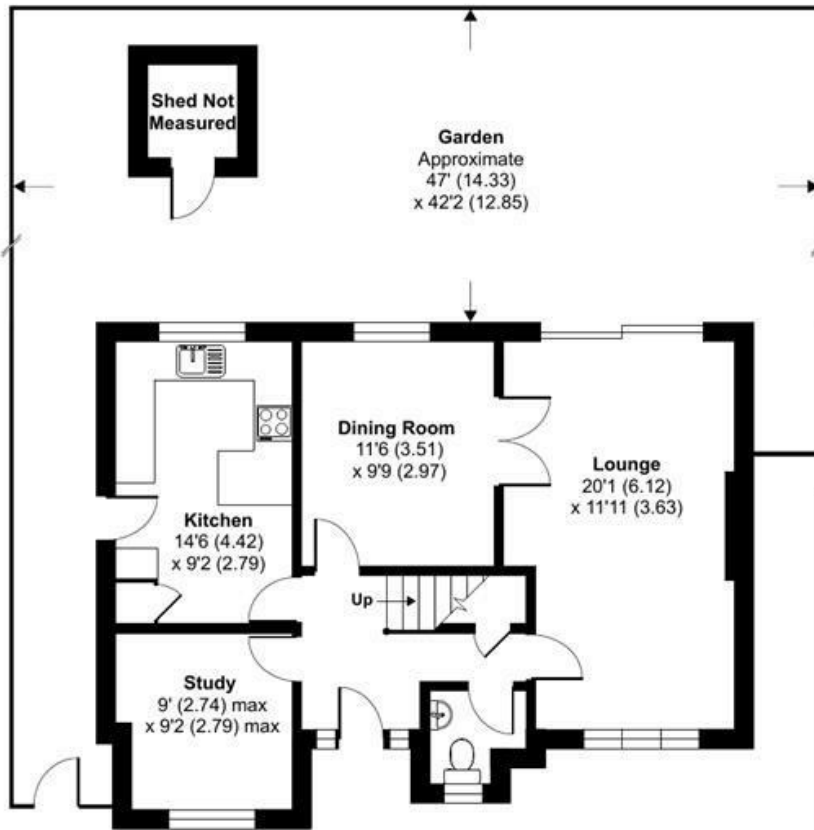
Garage = 291 sq ft / 27 sq m

Total = 1670 sq ft / 155.1 sq m

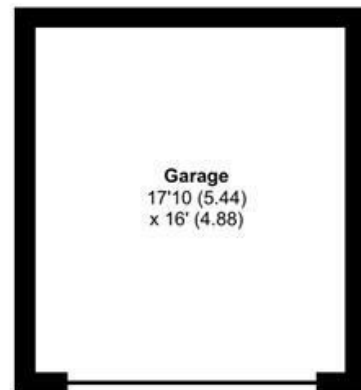
For identification only - Not to scale



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: 953242

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	

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