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## Kings Road, Long Ditton, KT6 5JE

An excellent two double bedroom terraced period property with generous living accommodation, a private secluded garden and potential to extend (subject to usual consents). Located within the highly desirable Long Ditton area, Surbiton mainline station is within easy reach with local shops and amenities' minutes walk away. The many benefits include a spacious open plan reception room with good sitting and dining space and French doors opening to the garden. A separate modern fitted kitchen with fitted oven-hob-hood and a door to the garden. There is a welcoming entrance hall with stairs to the first floor. On the first floor a large main bedroom and a double second bedroom. A modern white bathroom suite with a shower over the bath. To the rear is a good size private garden with a decked area, shed and rear pedestrian access. Council tax band D. An excellent home with great potential, sold with no onward chain.

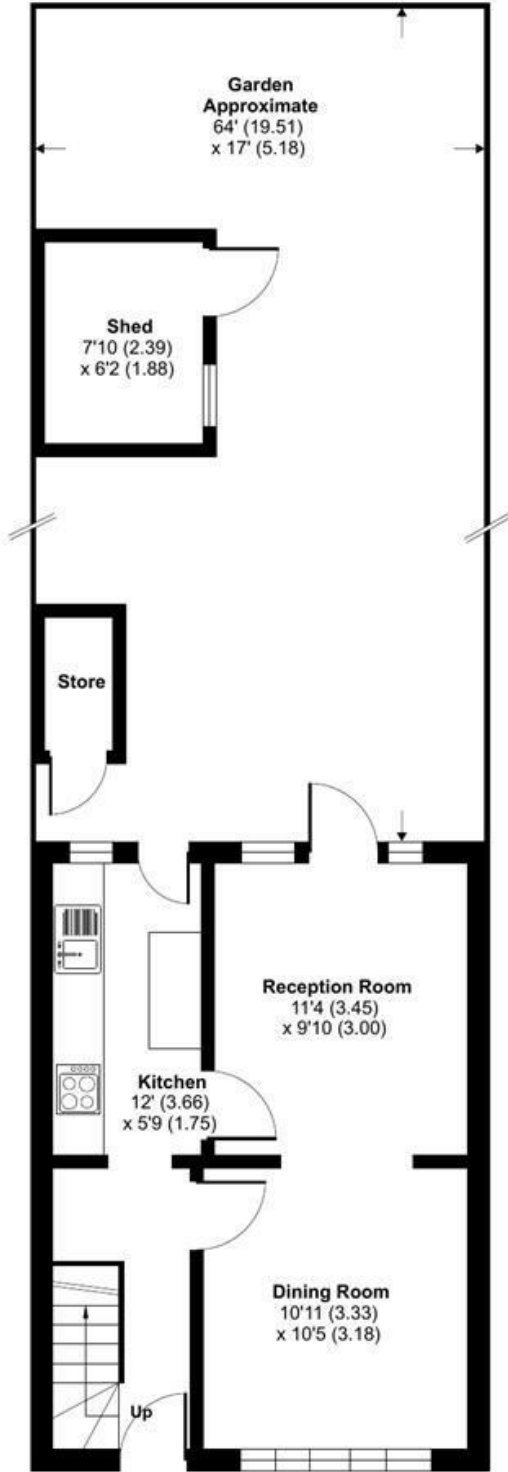
**Guide Price £625,000 Freehold**

**EPC Rating: C**

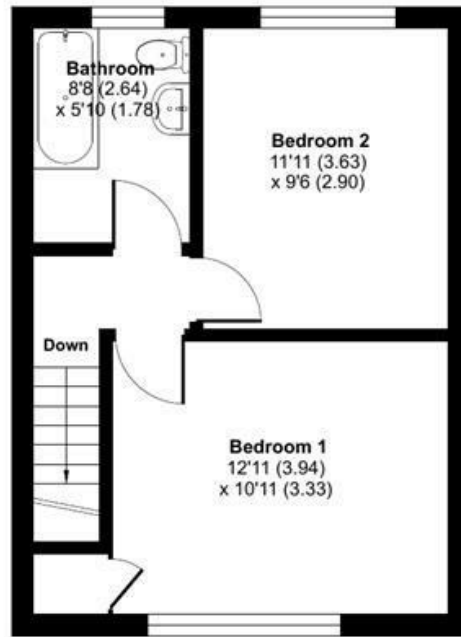
# Kings Road, Long Ditton, Surbiton, KT6

Approximate Area = 732 sq ft / 68 sq m  
 Outbuilding = 62 sq ft / 5.7 sq m  
 Total = 794 sq ft / 73.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 959709

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/fitments 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) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	