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Kings Road, Long Ditton, KT6 5JE

An excellent, two-double bedroom period property with generous living accommodation. 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 a large sitting area including a period fireplace, and a dining area with French doors opening onto the conservatory. An open plan modern fitted kitchen with a social peninsular bar, a built-in oven hob and hood and a door to the garden. The large bright conservatory offers good living space and opens onto the garden. On the first floor there is a good size main bedroom and a double second bedroom. There is a modern white and stone bathroom suite with a separate shower. To the rear, a garden stretching back approx. 53ft which includes a patio and storage shed and pedestrian access. There is the potential to extend and improve (subject to usual consents). A lovely home in a desirable location. Council tax band D.

Guide Price £629,950 Freehold

EPC Rating: D

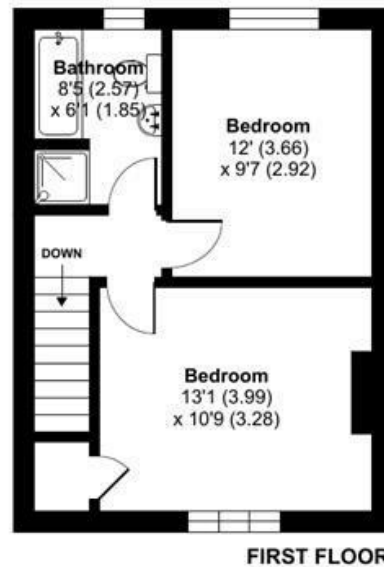
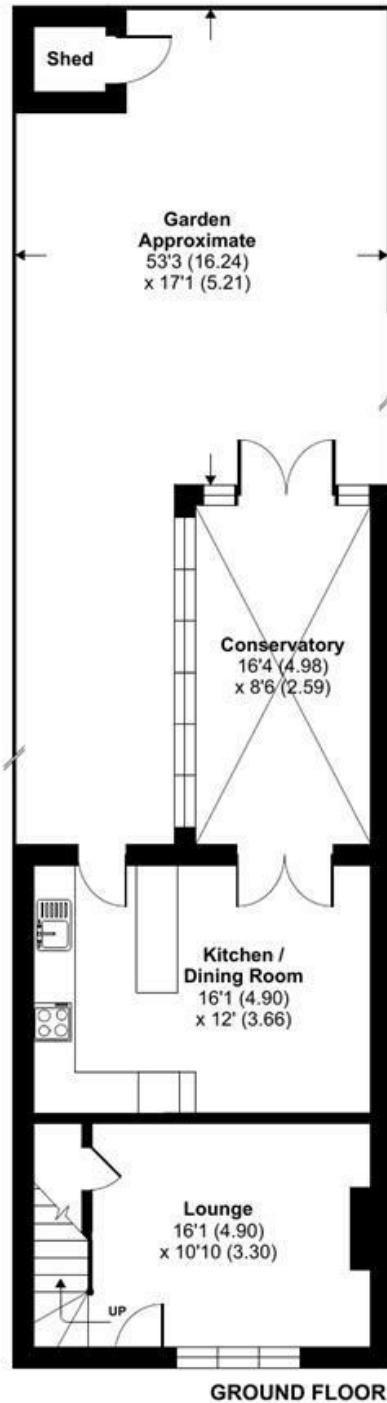
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Approximate Area = 909 sq ft / 84.4 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 920 sq ft / 85.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 963928

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.

