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## Ferry Road, Thames Ditton, KT7 0YA

A lovely two double bedroom two reception room cottage with a first floor bathroom and a courtyard garden. The property would benefit from some improvement and modernising. It is located on a desirable road which leads down to the Thames. Both Surbiton mainline station and Thames Ditton Village are within walking distance, with local shops and amenities on the 'doorstep'. The many benefits include two good size reception rooms and a separate fitted kitchen with a door leading out to the garden. On the first floor, the front bedroom has a fitted shower, the rear bedroom a full en-suite bathroom. Gas central heating. A delightful cottage sold with no onward chain. Council tax band D.

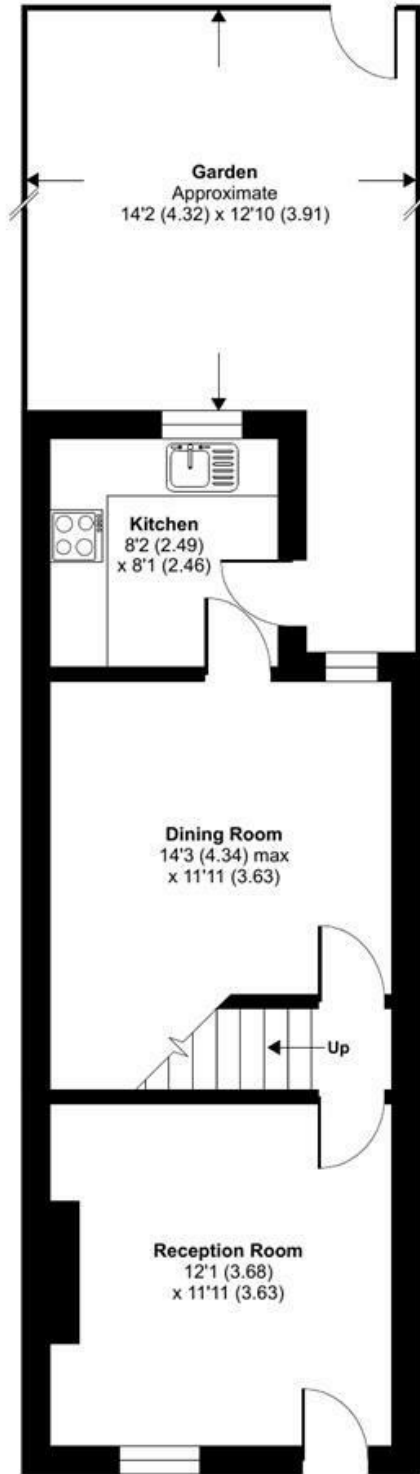
**Guide Price £469,950 Freehold**

**EPC Rating: D**

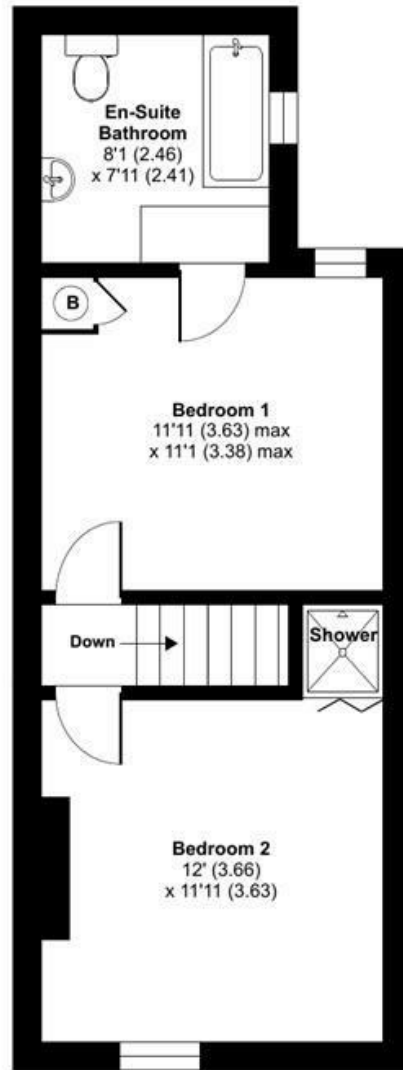
# Ferry Road, Thames Ditton, KT7

Approximate Area = 780 sq ft / 72.5 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: 944186

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.

