



15 Rectory Close
Long Ditton, Surbiton, Surrey, KT6 5HR

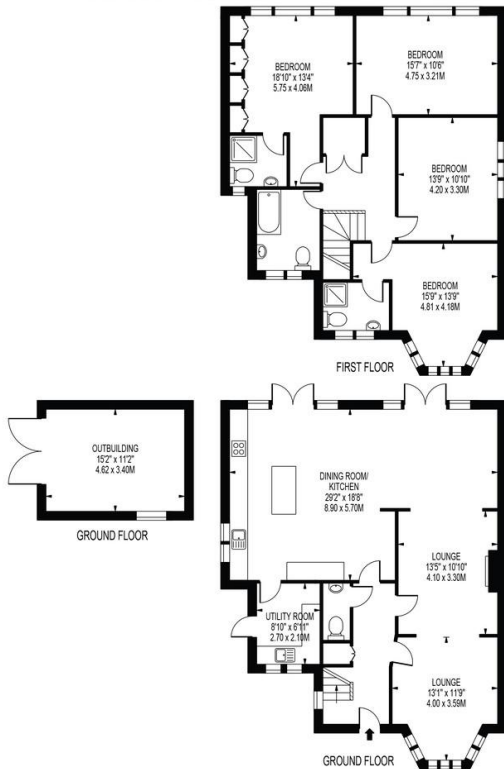
Guide Price £1,350,000

Property Summary

Located in one of Long Ditton's most highly regarded roads is this spacious four double bedroom detached family home providing excellent living space while offering a substantial 100+ft rear garden perfect for entertaining friends and family. Within the catchment for the highly regarded Hinchley Wood school and only moments from the green open spaces of Stokes



RECTORY CLOSE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1905 SQ.FT - 177 SQ.M
 (EXCLUDING OUTBUILDING)
 APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 169 SQ.FT - 15.71 SQ.M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

- Easy access to Surbiton train station
- Quiet and peaceful cul-de-sac location
- Prime position for Hinchley Wood School
- Refurbished to an excellent standard throughout
- Moments from local shops

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 Surrey
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements