



High Street, Thames Ditton, KT7 0RY

An amazing, rare period property with extensive accommodation (approx. 1047 sq. ft.) over three floors with the potential to be organised as two or three bedrooms. There is also a private, secluded garden stretching back over 90 ft. Set on Thames Ditton's charming High Street, within walking distance of the station, local shops, good schools, popular pubs and the Thames. The numerous benefits include a very spacious kitchen breakfast room with French doors opening to the garden, plus a separate dining/reception room (potential bedroom) with bi-folding doors also opening onto the garden. There is a lobby and a ground floor cloak room. On the first floor a large comfortable sitting room with a period fireplace. A good size bathroom with a rolled top bath tub and a separate shower. On the second floor, two generous-sized double bedrooms. The property boasts many character features. Gas central heating. At the back, the secluded garden includes a large storage shed. Council tax band A. Sold with a lease of 101 years and peppercorn ground rent. We are informed the property pays for 50% of the buildings' insurance. No onward chain. A beautiful period home.

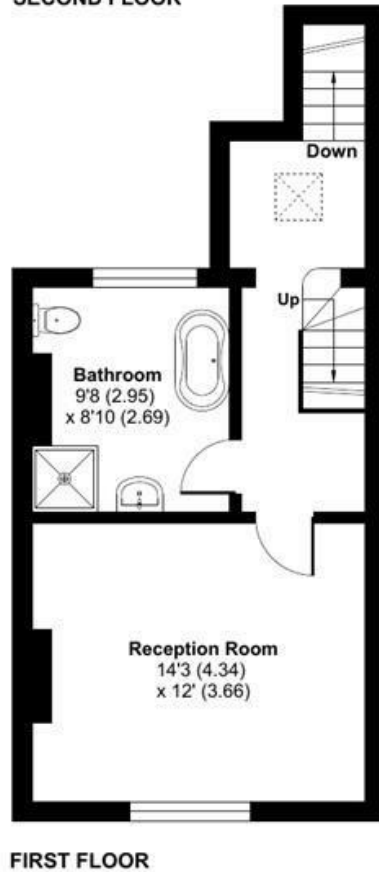
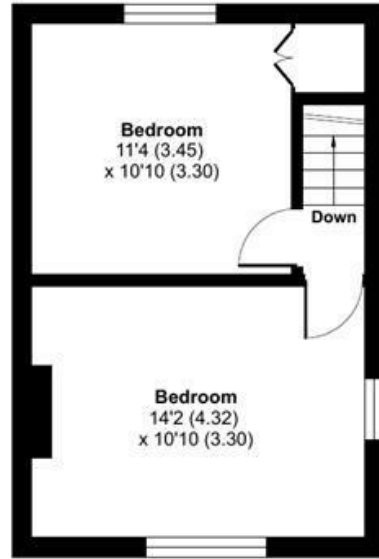
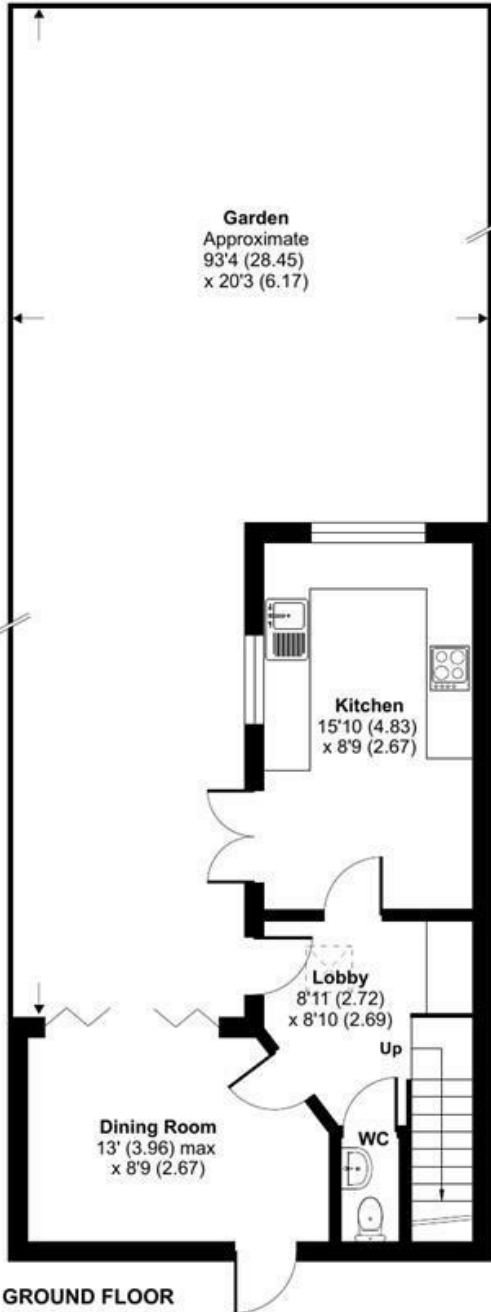
Guide Price £640,000 Leasehold

EPC Rating: D

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Approximate Area = 1047 sq ft / 97.2 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 2024. Produced for Matthew James. REF: 1089068

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	