



33 St Marys Road  
Long Ditton, Surbiton, Surrey, KT6 5HB

Guide Price £2,250,000



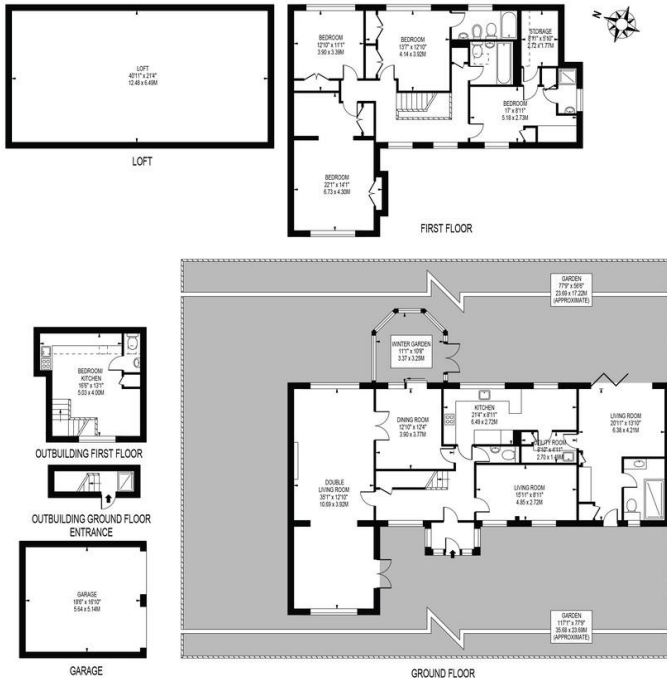
# Property Summary

This rarely available detached family home built in the 1980's provides ample free flowing living space while offering stunning grounds including a sweeping driveway, double garage and self contained annex. Located on the premier road of St Mary's the home is within close proximity of highly regarded schools, transport links, green open spaces and the array of boutique



## ST. MARYS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3552 SQ FT - 329.97 SQ M  
(INCLUDING WINTER GARDEN, EXCLUDING GARAGE & OUTBUILDING)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 312 SQ FT - 28.99 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDEN: 110 SQ FT - 10.22 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 269 SQ FT - 24.96 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 PURCHASERS OR LESSEES SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, 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		82   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Extremely rare to the market
- Gated home set back from the road with sweeping driveway
- Beautiful well kept grounds
- Highly desirable premier road location
- Double garage and self contained annex
- Potential to extend (STPP)
- Well proportioned accommodation providing ample living space
- Quiet and peaceful location
- Close to schools, transport and green open spaces
- Council tax band - G

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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 are 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