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## Ditton Reach, Thames Ditton, KT7 0XB

An excellent, spacious three double bedroom two bathroom townhouse close to the Thames with extensive living accommodation, a private garden plus a garage and driveway parking. The property would benefit from internal updating. Located in a highly desirable development next to the Thames, within walking distance of Surbiton mainline station and the high street. The many benefits include generous living space on the first floor with a sizable lounge a dining room and a fitted kitchen. On the ground floor you will find a utility room, a ground floor wc a snug and spacious conservatory. On the second floor is a large master bedroom with built-in wardrobes and an en-suite shower room. Two further good size bedrooms with wardrobes and a family bathroom. Gas central heating and double glazing. There is a private garden to the rear, driveway parking the from which leads to a garage. Sold with no onward chain.

**Guide Price £699,950 Freehold**

**EPC Rating: C**

Ditton Reach, Thames Ditton, KT7 0XB

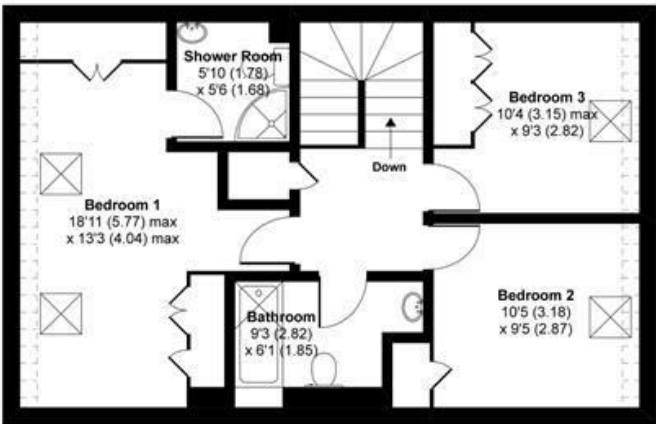
Ditton Reach, Thames Ditton, KT7

Approximate Area = 1650 sq ft / 153.29 sq m (includes garage)

Limited Use Area(s) = 30 sq ft / 2.78 sq mm

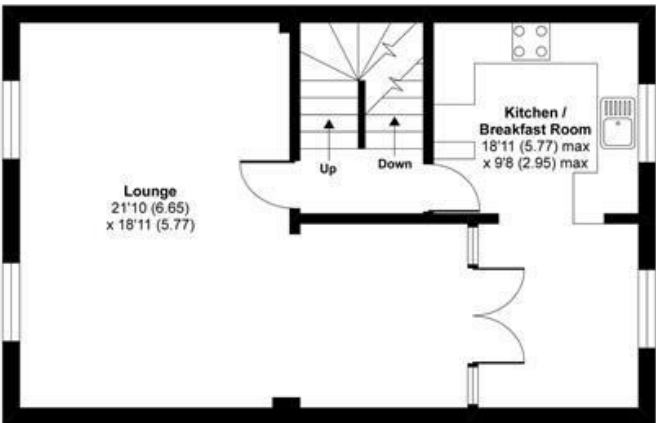
Total = 1680 sq ft / 156.07 sq m

For identification only - Not to scale

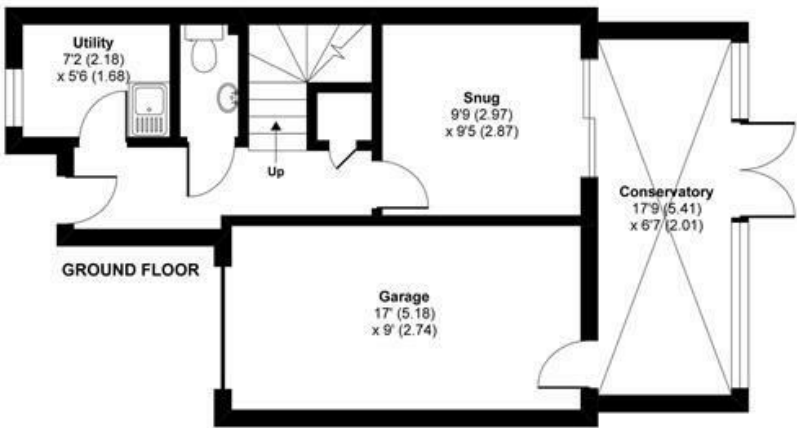


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 684424

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |