



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Angel Road, Thames Ditton, KT7 0AU

An excellent, spacious three bedroom detached house with a lovely private garden which enjoys the Rythe stream running through it. The property would benefit from updating and extending (subject to usual consents). Located within the highly desirable Thames Ditton area a short walk from the Village center, Giggs Hill Green and the popular Hinchely Wood school. Surbiton and it's mainline station also within easy reach. The current benefits include a large, light open plan front to back lounge-dining room with a parquet floor. A separate good size kitchen with a door leading out to the garden. There is a welcoming entrance hall and a separate inner lobby with stairs leading to the first floor. On the first floor two spacious double bedrooms with fitted wardrobes and a generous single third bedroom. Plus an original fitted bathroom suite and separate wc. Gas central heating and double glazing. To the rear is the delightful garden, the Rythe stream runs across the middle of the garden with a foot bridge giving access to the rear section of the garden. The sizeable frontage includes a driveway which leads to the integral garage. Sold with no on-ward chain.

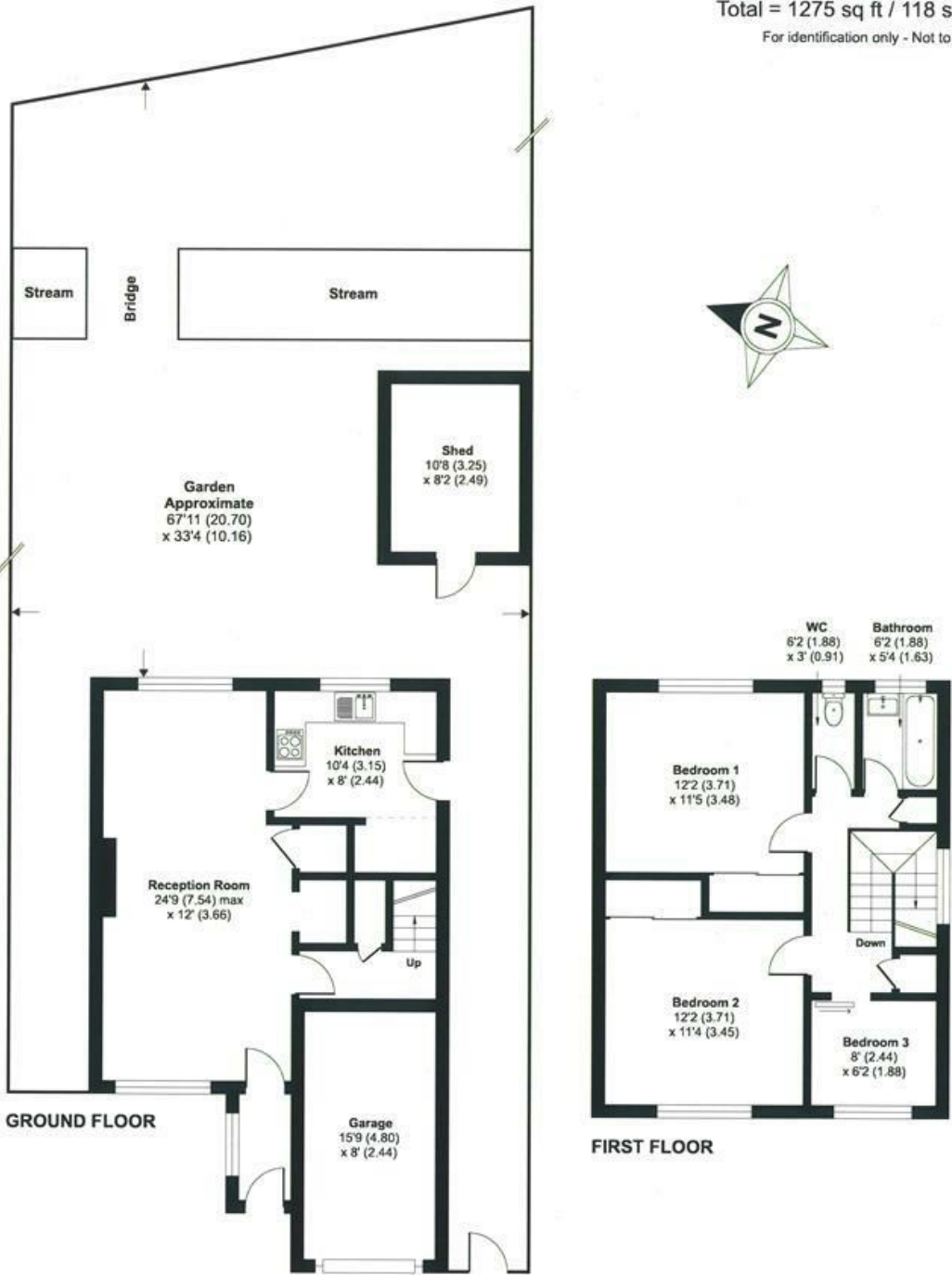
Guide Price £875,000 Freehold

EPC Rating: E

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Approximate Area = 1188 sq ft / 110 sq m (includes garage)
Outbuilding = 87 sq ft / 8 sq m
Total = 1275 sq ft / 118 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). © n/checom 2021. Produced for Matthew James. REF: 790610

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	