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Southbank, Thames Ditton, KT7 0UD

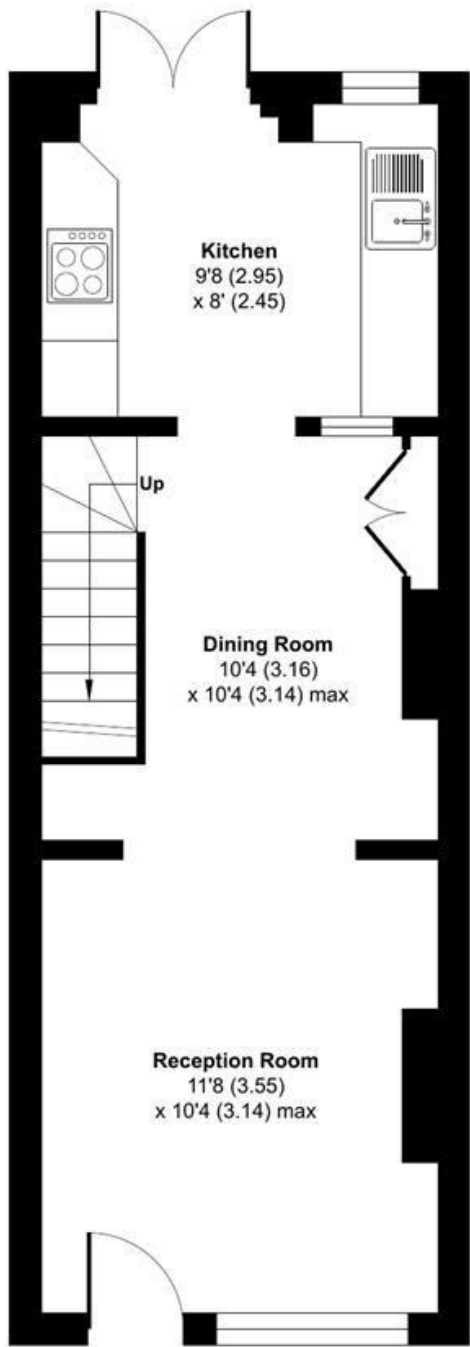
A charming, good size two-bedroom period cottage with a first floor bathroom. Located between Surbiton and Thames Ditton village. Offering easy access to Surbiton mainline station, with local shops and amenities a short walk away. The many benefits include a large lounge dining room with sitting, dining and study/work space and a period fireplace. There is a good size modern shaker-style kitchen with an integral oven-hob-hood and French doors leading out to the garden. On the first floor a master bedroom with a fitted wardrobe and a single second bedroom. There is a modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. To the rear is a well-maintained private rear garden with a wooden shed/summer house. Council tax band D. A lovely home sold with no onward chain.

Guide Price £549,950 Freehold

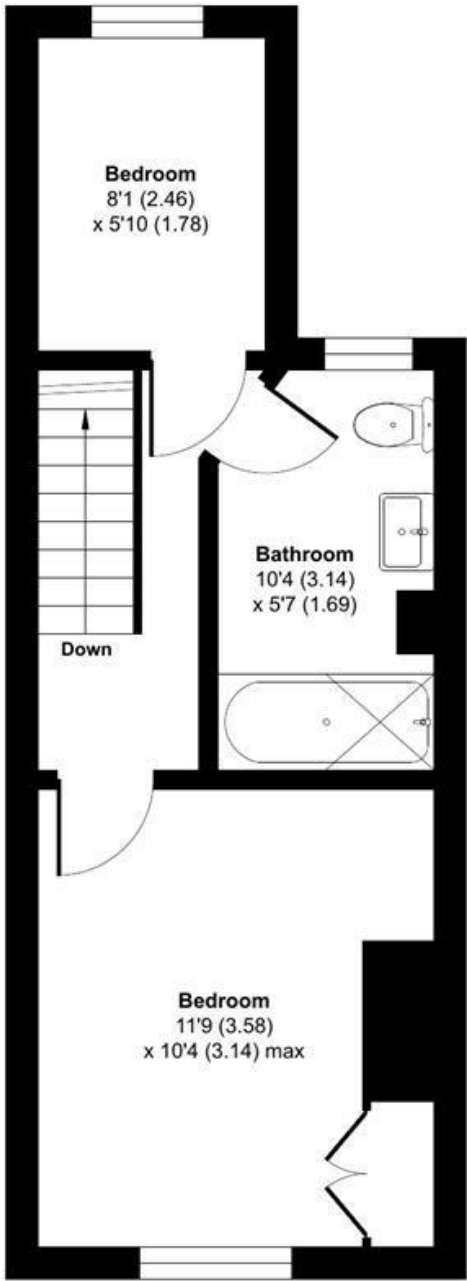
EPC Rating: D

Southbank, Thames Ditton, KT7

Approximate Area = 595 sq ft / 55.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1252089

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/fitings 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		89
(81-91) B		
(69-80) C		66
(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		