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## Speer Road, Thames Ditton, KT7 0PP

An excellent, well presented two bedroom ground floor maisonette with direct access to a large private garden. Located on a desirable road within walking distance of Thames Ditton station and Village center. The many benefits include; own private entrance, a lovely lounge dining room with a bay window and a separate sleek modern fitted kitchen with a built in oven/hob/hood and a door to the garden. A double main bedroom plus a good size second bedroom. A modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. A large secluded, private garden and a good size shed. Sold with a Share of the Freehold and no onward chain.

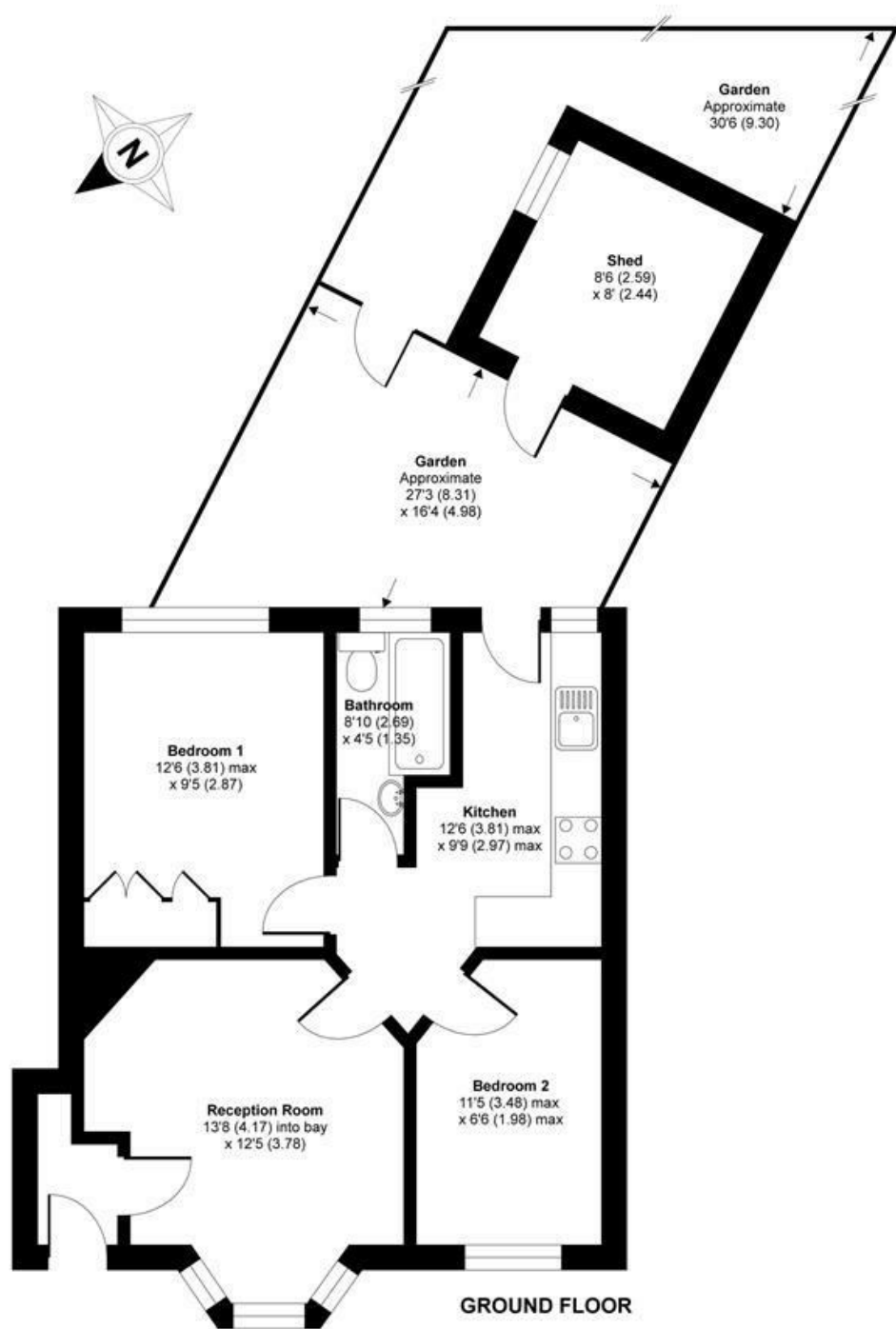
**Guide Price £415,000 Leasehold - Share of Freehold**

**EPC Rating: D**

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Approximate Area = 520 sq ft / 48.3 sq m  
Outbuilding = 66 sq ft / 6 sq m  
Total = 586 sq ft / 54.4 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). © nrichcom 2021. Produced for Matthew James. REF: 750577

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	