



Matthew James

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Brooklands Road, Thames Ditton, KT7 0ET

A spacious well presented one bedroom semi-detached house with a private garden and driveway parking. Located within walking distance of Hinchley Wood and Thames Ditton Stations with Thames Ditton village shops, pubs and amenities close by. The many benefits include an entrance lobby, a large living room with ample sitting and dining space and sliding doors opening to the garden. A modern semi-open plan fitted kitchen with built-in oven, hob and hood. On the first floor a good size double bedroom with and a modern fitted white bathroom suite with a shower over the bath. Electric heating and double glazing. There is a private enclosed garden and driveway parking. Sold with no onward chain. Draft....

Guide Price £325,000 Freehold

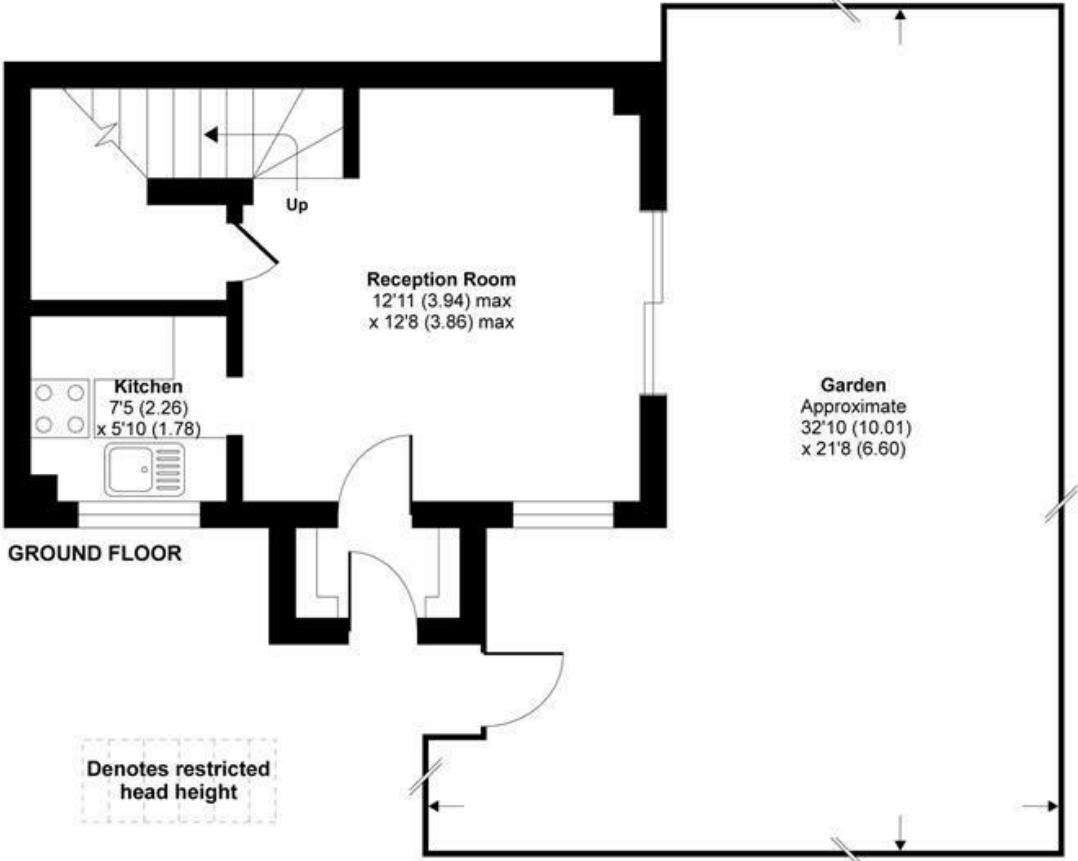
EPC Rating:

Brooklands Road, Thames Ditton, KT7

Approximate Area = 476 sq ft / 44.2 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Total = 515 sq ft / 47.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 773915

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		