



Matthew James

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Ferry Road, Thames Ditton, KT7 0XZ

An excellent spacious two bedroom end of terrace house with a driveway and garage offering potential for extension and improvement subject to usual consents. The Thames can be found at the end of the road and the house is within easy reach of Surbiton mainline station and high street. Thames Ditton Village with its local shops and amenities is on the 'doorstep'. The many benefits include a large lounge dining room which opens onto the garden and a separate fitted kitchen. On the first floor are two generous size double bedrooms and a fitted bathroom. The house enjoys gas central heating. To the side is a part covered driveway leading to a large garage (over 17ft in length) which opens to the good size private courtyard garden. Great potential in a wonderful location.

Guide Price £590,000 Freehold

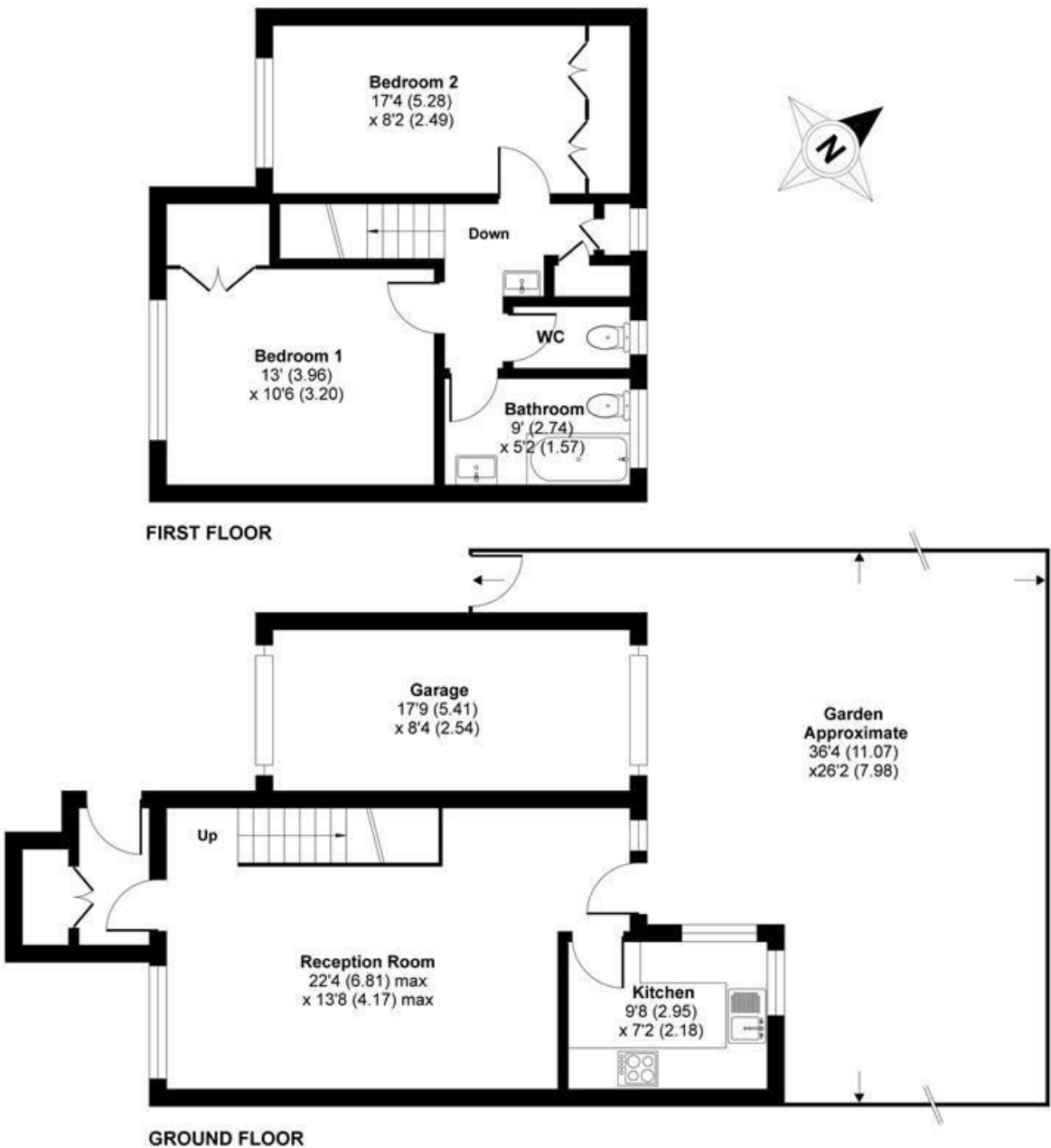
EPC Rating: D

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Ferry Road, Thames Ditton, KT7

Approximate Area = 990 sq ft / 92 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 655025

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		
		81
	60	
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		