



Rushett Close, Thames Ditton, KT7 0UU

An excellent period cottage with good sized living space. Set in a sought after secluded close within walking distance of Surbiton mainline station with local shops and amenities on the 'door-step'. The many benefits include a lovely lounge with a period fireplace and glass roof dining room with French doors opening onto the garden. A sleek, contemporary kitchen with a built in oven-hob-hood. A white and stone ground floor bathroom with a shower over the bath. On the first floor a large master bedroom with extensive built in wardrobes plus a double second bedroom with a wardrobe. To the rear a well maintained private courtyard garden. Gas central heating and double glazing. A charming cottage. Council tax band C. Sold with no onward chain.

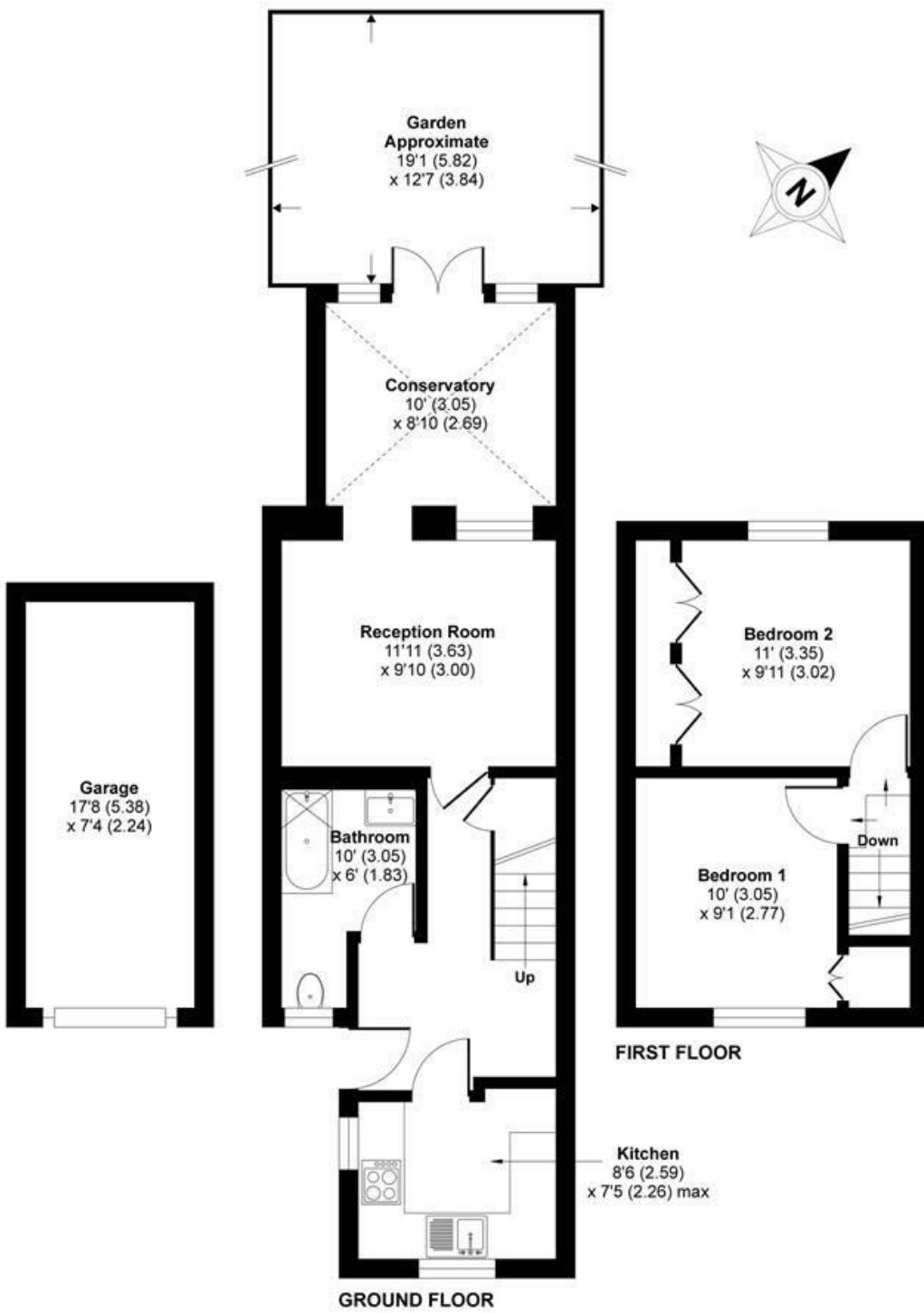
Guide Price £550,000 Freehold

EPC Rating: E

Rushett Close, Thames Ditton, KT7

Approximate Area = 813 sq ft / 75.5 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2020.
Produced for Matthew James. REF: 609395

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/fittings 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		
(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 (CO₂) 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		