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Greenwood Close, Thames Ditton, KT7 0BG

An excellent two-bedroom semi-detached bungalow set at the end of a quiet cul-de-sac, enjoying a secluded garden and garage to the side. The property would benefit from updating and extending (subject to usual consents). Located within approx. a mile of the station and shops at Hinchley Wood and a mile and half from Surbiton mainline station. With local shops and amenities close by. The many benefits include a large living room stretching across the back of the property with an Inglenook fireplace and French doors opening onto the garden. There is a separate fitted kitchen with an external side door. The main bedroom is at the front with a bay window and a fitted wardrobe. There is also a second double bedroom and a modern white fitted shower room. Gas central heating and double glazing. The private rear garden stretches back approx. 76ft, there is also useful space to the side of the property. At the front is a traditional garden and driveway leading to the garage. Council tax band E. No onward chain.

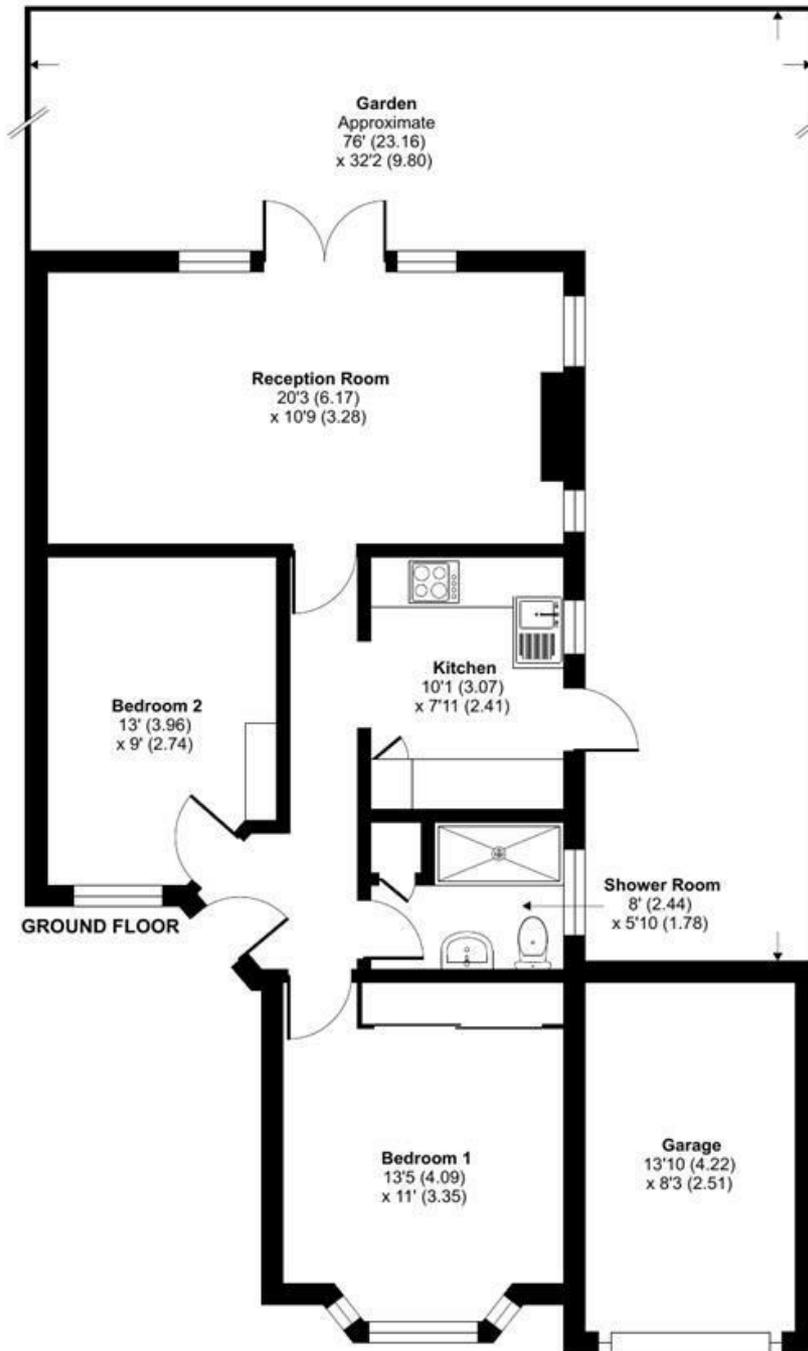
Guide Price £550,000 Freehold

EPC Rating: D

Greenwood Close, Thames Ditton, KT7

Approximate Area = 795 sq ft / 73.8 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). © nichecom 2023. Produced for Matthew James. REF: 965900

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			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	