



Lynwood Road, Thames Ditton, Surrey, KT7 0DW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	82
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



£1,325,000 Freehold

Harmes Turner Brown are pleased to offer to the market This well presented detached family home which offers versatile accommodation throughout and boasts high ceilings creating a bright and spacious environment.

The large entrance hall welcomes you into the home and benefits from a guest cloakroom and access to the double garage. The ground floor accommodation comprises two reception rooms, both of which are of a generous proportion, both benefitting from access to the rear garden via patio doors, Separate study. The kitchen/breakfast room can be found at the rear of the house and features a range of integrated appliances, ample wall and base mounted cabinetry.

On the first floor the master bedroom suite is an impressive size and benefits from a large en suite and walk through dressing area. There are 4 further well proportioned bedrooms, 1 with en suite, and a family bathroom.

Externally the property is approached via a driveway providing parking for 3 cars in front of the double garage. To the rear is a good sized and well screened garden which is mainly laid to lawn and features a paved patio, ideal for al fresco dining. COUNCIL TAX BAND G

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LYNWOOD ROAD, THAMES DITTON, KT7



Approximate Gross Internal Floor Area: 174 m sq / 1873 sq ft
Garage Area: 29 m sq / 311 sq ft
Total Area : 203 m sq / 2184 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- DETACHED FAMILY HOME
- THREE BATHROOMS
- DOUBLE GARAGE
- CLOSE TO OPEN SPACE AND RECREATION GROUND
- FIVE BEDROOMS
- PRIVATE DEVELOPMENT
- STUDY

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

