



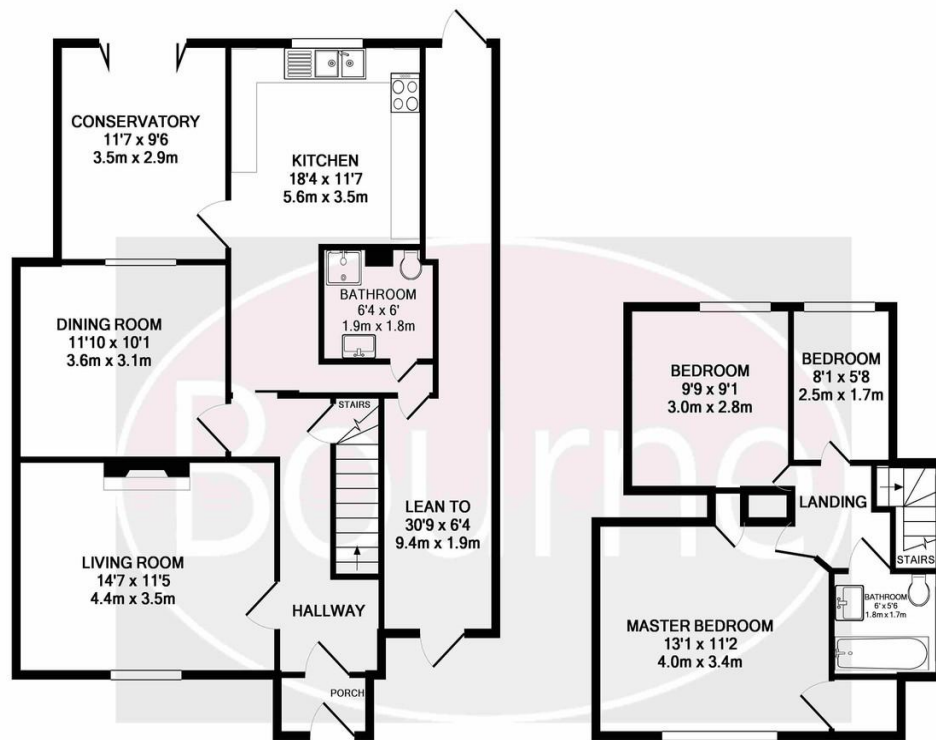
Long Ditton

Offers in Excess of £500,000

A great opportunity to purchase a delightful three bedroom family home set back from the road and in need of modernisation. The property offers an abundance of character and consists of three bedrooms, two reception rooms, two bathrooms, extended conservatory and kitchen to the rear.

Externally, you have both a front and back garden with parking to the rear.

This is an ideal family home with potential to extend(STPP) and offered with no forward chain.

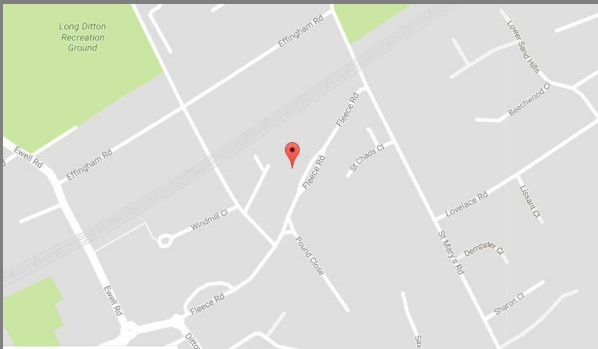


GROUND FLOOR
APPROX. FLOOR
AREA 855 SQ.FT.
(79.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location:

The property is located close to the picturesque village of Thames Ditton where you will find everyday shopping facilities, together with a bank and post office, a public library and health centre. The village itself is a conservation area, mainly due to its long association with the magnificent Hampton Court Palace which is within a short drive. The A3 is accessed via Hinchley Wood for London bound traffic and the Oxshott/Esher turn off for Guildford and the South together with a link with the M25 at Junction 10 which in turn connects with the rest of the motorway network and, of course, Heathrow and Gatwick Airports. For the rail traveller, Thames Ditton Mainline Station is within easy reach of the property and provides a service to London (Waterloo).



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us – especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.