



Ditton Lawn, Thames Ditton KT7 0EN

welcome to

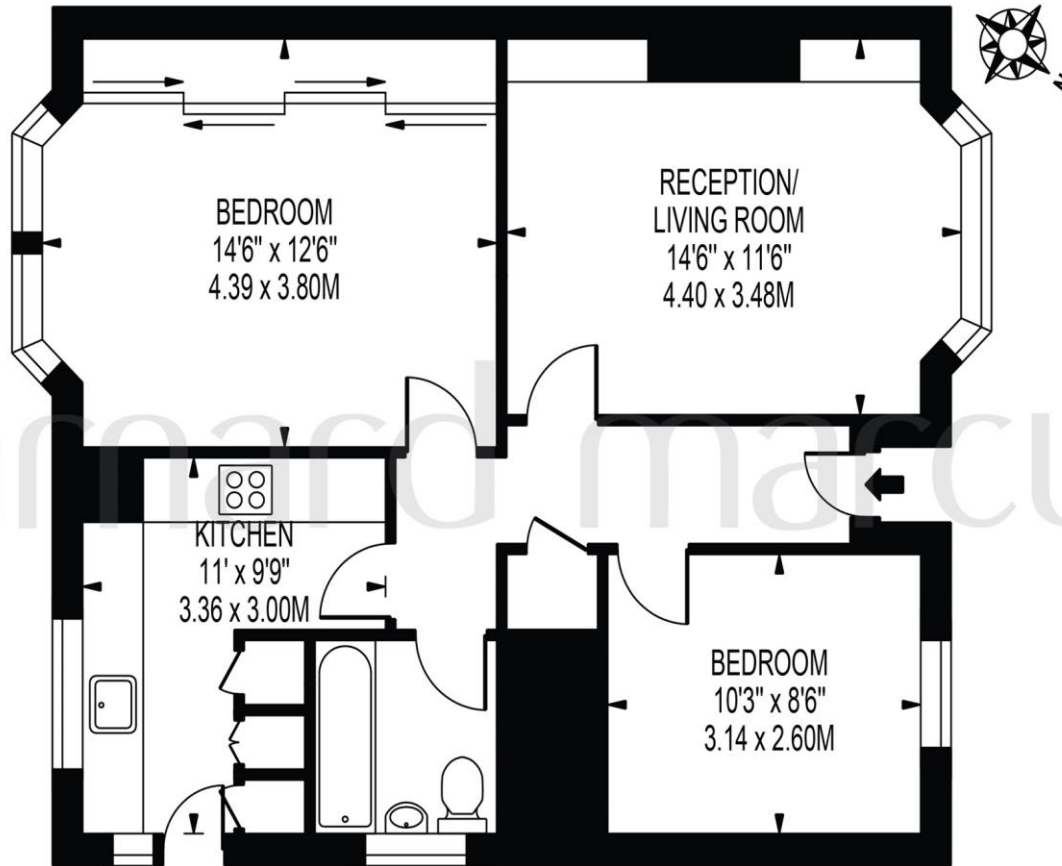
Ditton Lawn, Thames Ditton

****Guide Price £375,000 - £400,000**** Residing within a secluded and sought after close whilst residing just 0.4 miles from Thames Ditton rail station, this stunning two double bedroom ground floor maisonette offers a contemporary finish throughout



DITTON LAWN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 669 SQ FT - 62.19 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located just 0.4 miles from Thames Ditton rail station, this absolutely stunning two double bedroom ground floor maisonette residing in the sought after location off Giggs Hill spans a sizeable 670 sq ft of airy living accommodation.

The heart of the home lies within the vast living area that enjoys a tremendous amount of natural light throughout all hours of the day due to its large bay window and further benefiting from original features such as the fireplace.

Continuing down the corridor from the living area is the first of the practically sized bedrooms benefiting from an abundance of natural light whilst being finished to a tasteful standard throughout & adjoins the three piece family bathroom. The spacious master bedroom comes equipped with a vast amount of storage due to its floor to ceiling wardrobe units and the further benefit of a large bay window which allows natural light to flow throughout.

The kitchen offers a contemporary finish with a variety of modern & integrated appliances and a large amount of built in storage. Completing the kitchen is direct access to the well-maintained communal gardens where you can enjoy the vast idyllic scenery surrounding the home.

With the additional benefits of being situated on a very secluded close, on street parking and walking distance to the popular Giggs Hill Green park; this property is certain to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

Ditton Lawn, Thames Ditton

- Two Double Bedroom Maisonette
- Ground Floor
- Well Maintained Communal Gardens
- Excellent Condition Throughout
- Walking Distance To Giggs Hill Green

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108909



Property Ref:
SUR108909 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk