



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Windmill Lane, Long Ditton, KT6 5QE

A charming two/three bedroom period cottage with lots of character and a secluded, south-west-facing courtyard garden. Located within walking distance of Surbiton mainline station and the Thames with local shops and amenities moments away. The many benefits include a lovely front sitting room with a period fireplace and a separate dining room to the rear which opens onto a sleek modern kitchen with appliances and a door to the garden. There is a white ground floor bathroom with a shower above the bath and a separate wc. On the first floor, two double bedrooms with period fireplaces and a third bedroom/dressing room accessed from the rear bedroom. The well maintained courtyard garden also enjoys pedestrian access. Council Tax Band D. A delightful home sold with no onward chain.

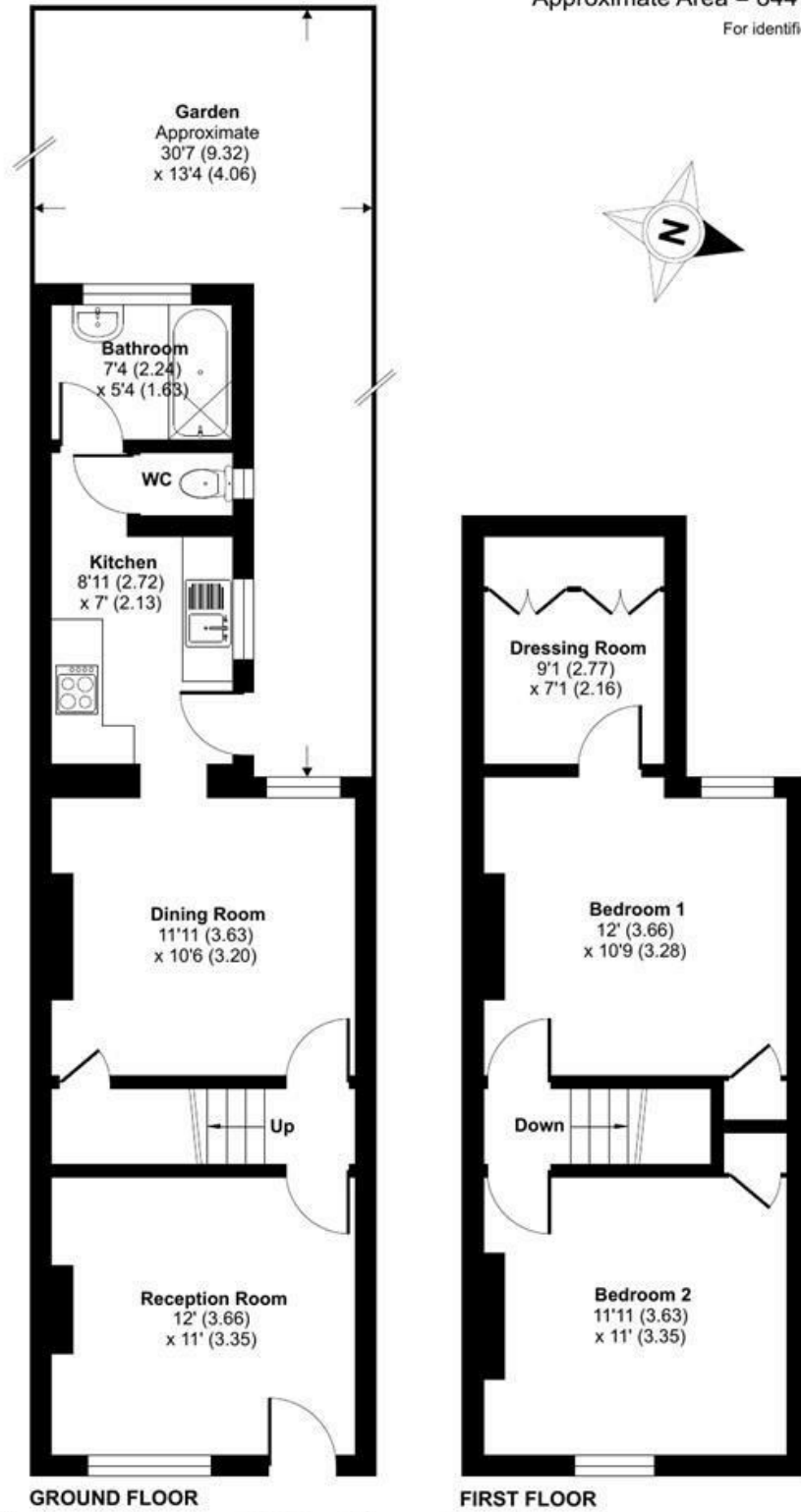
**Guide Price £560,000 Freehold**

**EPC Rating: D**

# Windmill Lane, Long Ditton, Surbiton, KT6

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1122698

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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	