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## Rushett Close, Thames Ditton, KT7 0UR

An outstanding, spacious three-double bedroom end of terrace period cottage with a double-width driveway and a beautiful private garden. Set within the popular Rushett Close, local shops and amenities are a short walk away with Surbiton mainline station and high street within easy reach. The many benefits include a large front to back living room with an exposed brick chimney and solid fuel burner plus ample sitting and dining space. There is also a snug/study with a ground wc/laundry room. The sleek modern kitchen includes integral appliances and a door leading out to the garden. On the first floor there are three good size double bedrooms and a stylish bathroom with a separate walk-in shower. Modern double glazing and gas central heating. To the rear a lovely, well-maintained secluded garden with a large shed. A double-width driveway at the front of the property. Council tax band E. An excellent home in a great location.

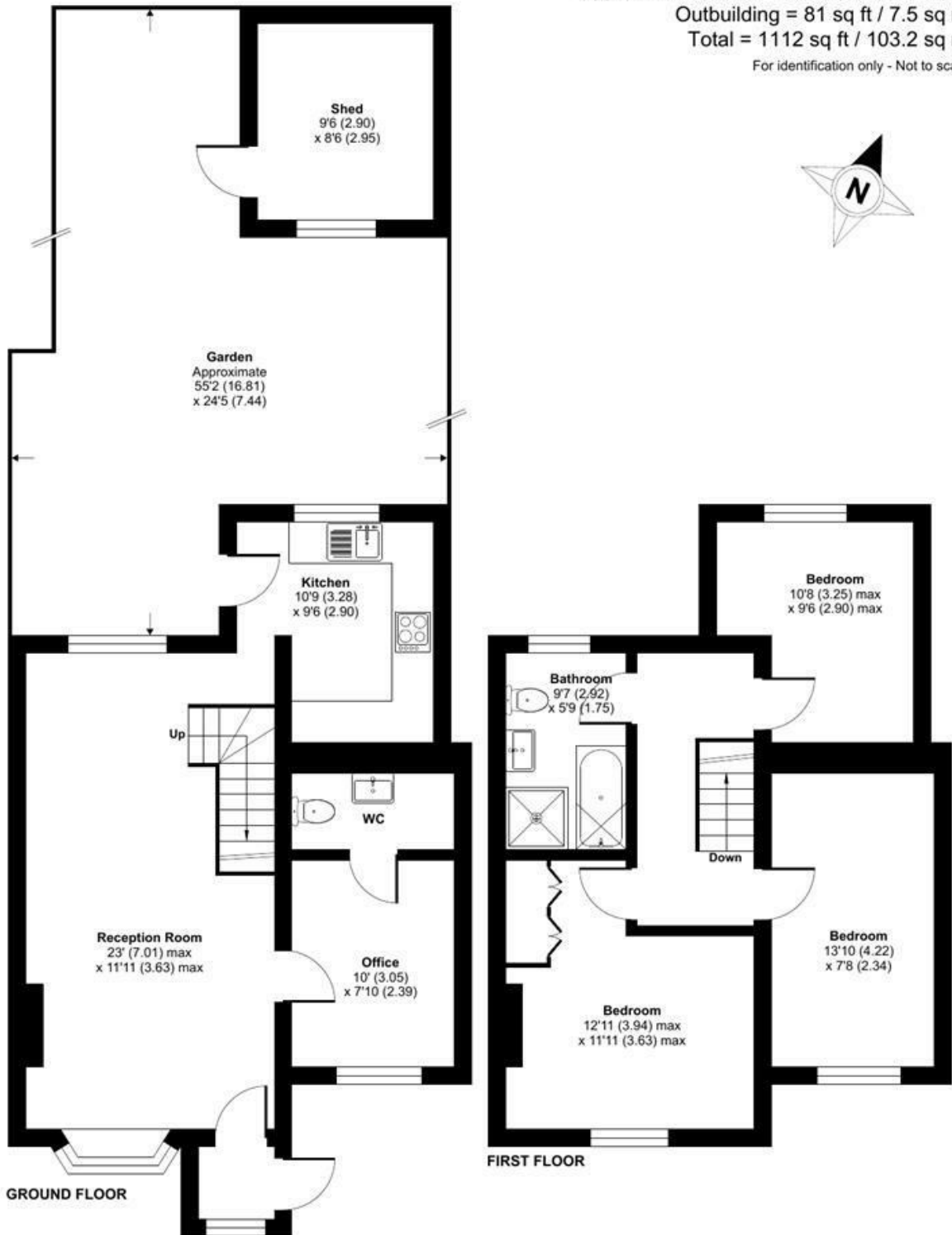
**Guide Price £750,000 Freehold**

**EPC Rating: D**

# Noo House Number, Property Address Here

Approximate Area = 1031 sq ft / 95.7 sq m  
 Outbuilding = 81 sq ft / 7.5 sq m  
 Total = 1112 sq ft / 103.2 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: 1129655.

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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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	