



Effingham Road Long Ditton, Surbiton, KT6 5LB

A spacious two double bedroom, first floor maisonette with a large private garden and driveway parking. The property could benefit from updating. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a large living room with ample sitting and dining space. A fitted kitchen and breakfast room with appliances and views across Long Ditton Park. There is a spacious main bedroom with fitted wardrobes also with views towards the park and a second double bedroom with a storage cupboard. The white bathroom suite has an easy-access, walk-in shower/bath and there is a separate WC. Gas central heating and double glazing. To the front and side of the property is a large, well-maintained, mature garden and driveway parking. Council tax band D. Sold with a lease in excess of 900 years, we are informed the ground rent is £125 pa. No onward chain.

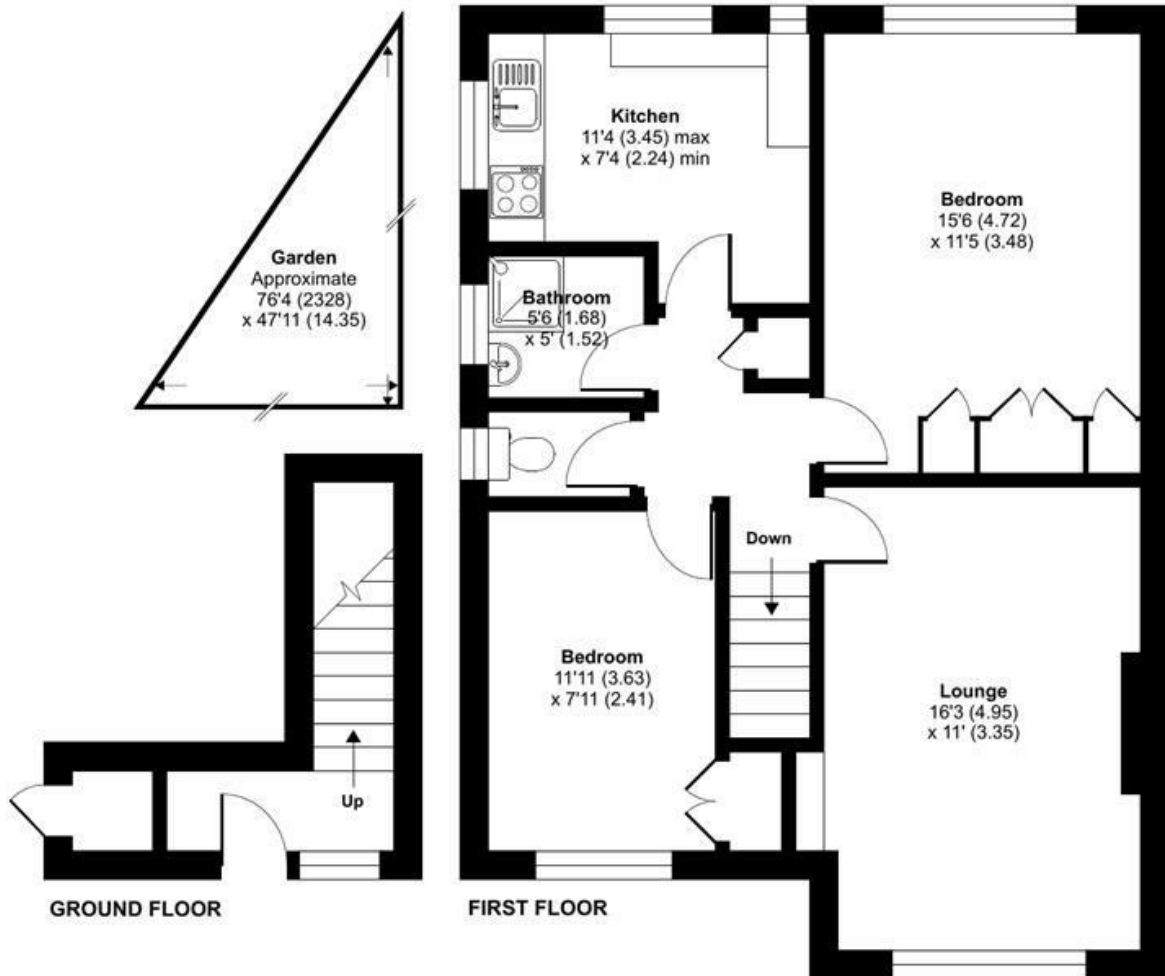
Guide Price £425,000 Leasehold

EPC Rating: D

Effingham Road, Long Ditton, Surbiton, KT6

Approximate Area = 760 sq ft / 70.6 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: 1131904

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.

