



## Ferry Road, Thames Ditton, KT7 0XZ

Idyllic End-of-Terrace Cottage with Riverside Charm - Beautifully presented, perfect for those seeking a riverside lifestyle. With side access leading to a large south-facing private garden, offering a lawn, mature bushes, a shed, and decking area meeting the River Rythe. There is the potential to expand, with options to add an office at the garden's end and the possibility of a loft extension (subject to usual consents). Side access allows for easy storage of bicycles, canoes, or paddle boards, with direct access to the Thames at the end of the road. Living Spaces: Downstairs, a spacious lounge flows seamlessly into the dining room/kitchen, complete with bi-fold doors opening onto a decking area. There's also a family bathroom on this level. Upstairs, two double bedrooms are complemented by a shower room and WC, providing space and comfort. Location Highlights: Conveniently located a short walk to Thames Ditton village, known for its charming pubs and restaurants. It is also close to Thames Ditton and Surbiton train stations, offering links to London Waterloo. Recreational amenities include walking distance to Long Ditton Park, featuring tennis courts, a children's play area, an outside gym and green spaces perfect for dog walking. Council tax band E. This cottage is ideal for those looking to upgrade their homeownership journey or downsize to a tranquil, yet well-connected neighbourhood. No onward chain...

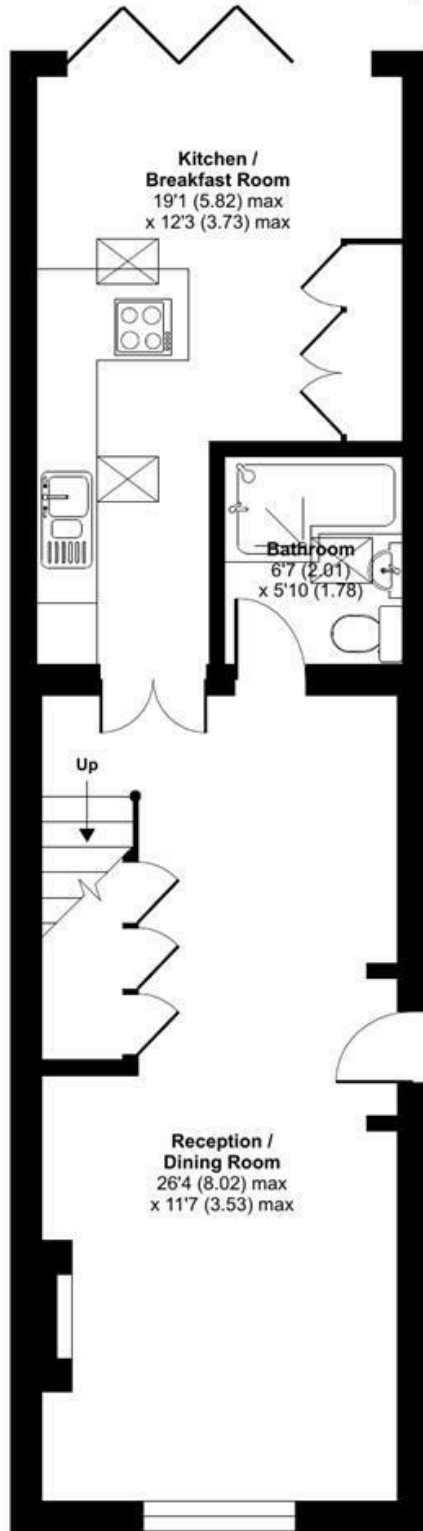
**Guide Price £699,950 Freehold**

**EPC Rating: D**

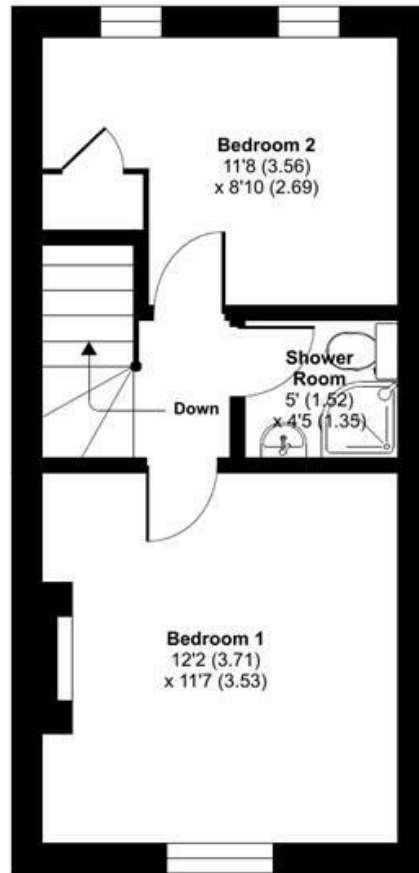
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Approximate Area = 861 sq ft / 80 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1148779

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>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	