



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



Speer Road, Thames Ditton, KT7 0PP

An excellent spacious three double bedroom split-level maisonette, with generous accommodation across the first and second floors and a private garden. Located on a desirable road within walking distance of Thames Ditton station and Village centre. The many benefits include; on the first floor a large living room with ample sitting and dining space. There is a separate modern fitted kitchen with appliances. A large double bedroom with wardrobes and a stylish white bathroom suite with a shower over the bath. On the second floor, two further double bedrooms and extensive eaves storage space. Gas central heating and double glazing. The garden to the rear stretches back approx. 100ft and includes two storage sheds. Council tax band D. Sold with a Share of the Freehold and a lease of 128 years. Sold with no onward chain.

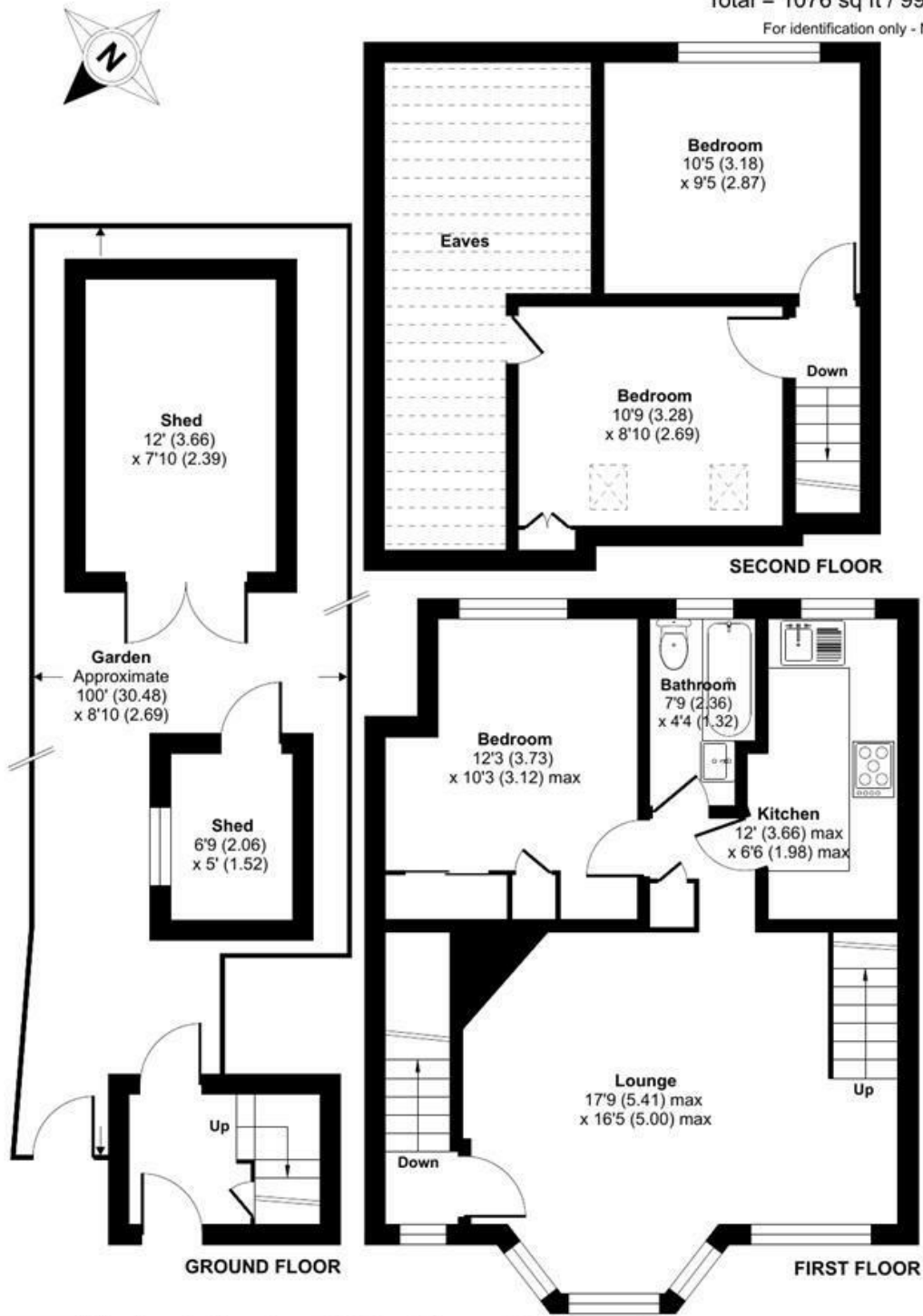
Guide Price £500,000 Leasehold - Share of Freehold

EPC Rating: D

Speer Road, Thames Ditton, KT7

Approximate Area = 803 sq ft / 74.6 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Outbuildings = 128 sq ft / 11.8 sq m
 Total = 1076 sq ft / 99.8 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: 1166453.

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.

