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Hayward Road, Thames Ditton, KT7 0BE

TO LET

A spacious and rarely available 4/5 bedroom house in this quiet residential location moments from the open spaces of Giggs Hill Green. The accommodation comprises; entrance hall, cloakroom, lounge with doors through to dining room, kitchen/breakfast room with doors leading onto private rear garden from both the kitchen and dining room. On the 1st floor is the main bedroom with en-suite shower room, three further bedrooms and bathroom, on the 2nd floor is a 5th bedroom/snug with eaves storage. The property benefits from integral garage and off street parking for 2 cars is offered unfurnished and is available immediately. Council Tax Band G

£4,100 Per Calendar Month per calendar month (other fees may apply)

EPC Rating:

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Approximate Area = 1798 sq ft / 167 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1951 sq ft / 181.2 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.

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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