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Rushett Close, Thames Ditton, KT7 0UR

A spacious two double bedroom period cottage with driveway parking a secluded garden and a basement. The property would benefit from some updating. 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 lounge dining room with ample sitting and dining space, French doors opening onto the garden and a door leading to the basement. There is a separate fitted in frame kitchen with integral appliances, stone work surfaces and a door to the garden. On the first floor a large master bedroom and a double second bedroom. A white fitted bathroom suite with a shower above the bath. Electric heating and double glazing. To the rear is a secluded garden with a neighbours right of access and a storage shed. There is driveway parking at the front. Council tax band C. Sold with no onward chain.

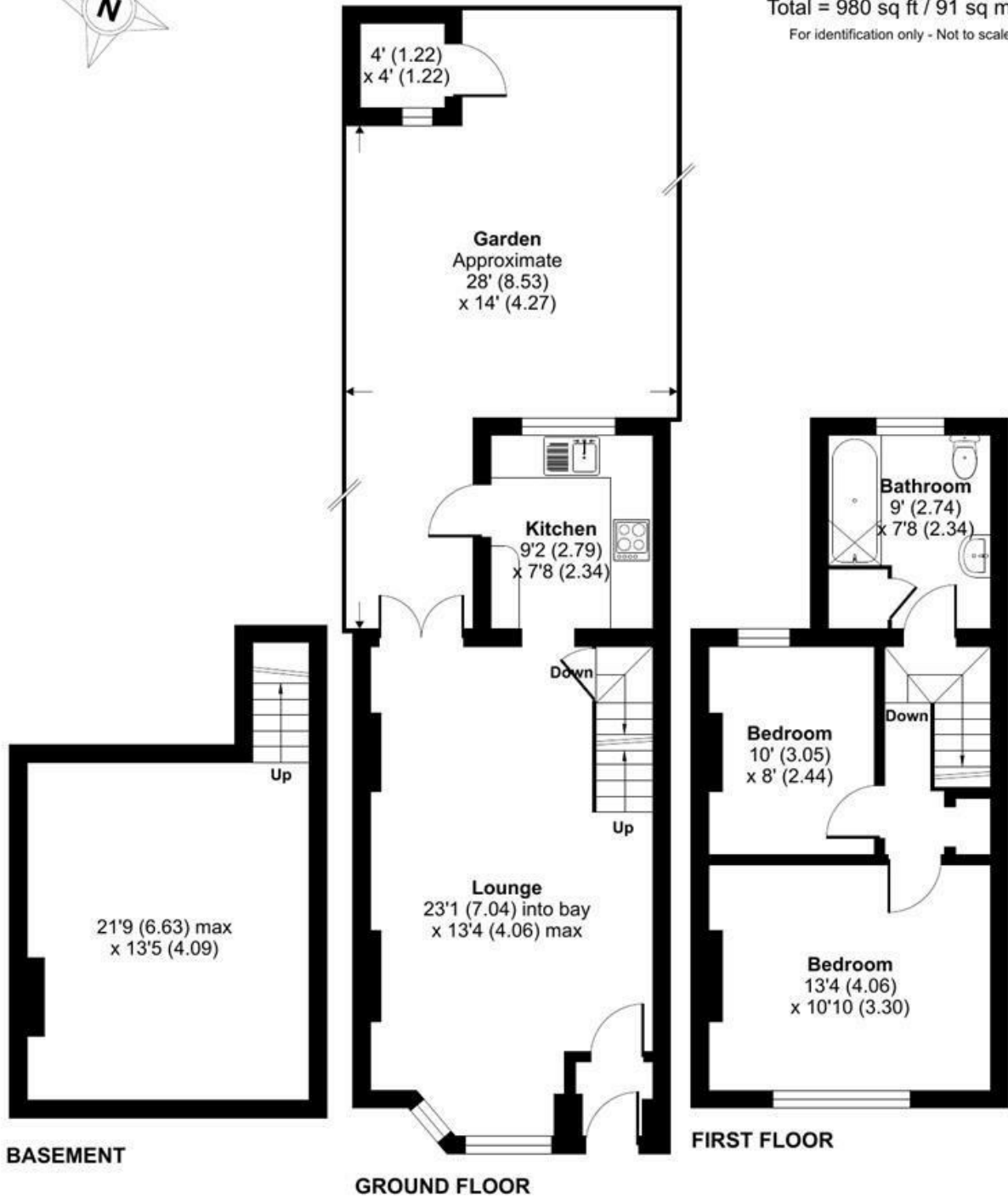
Guide Price £550,000 Freehold

EPC Rating: E

Rushett Close, Thames Ditton, KT7

Approximate Area = 736 sq ft / 68.3 sq m
 Basement = 228 sq ft / 21.1 sq m
 Outbuilding = 16 sq ft / 1.4 sq m
 Total = 980 sq ft / 91 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Matthew James. REF: 1217427

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) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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			85
(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	