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Bankside Drive, Thames Ditton, KT7 0AH

An excellent spacious three-double-bedroom family home with generous living accommodation and a large private garden. Located within a short walk of Hinchley Wood school and also easy reach of Surbiton mainline station and high street with local shops and amenities on the 'door step'. The many benefits include a large dual-aspect sitting room with French doors opening to the garden. A very spacious kitchen with a dining area, modern fitted units, oak surfaces and a breakfast bar. There is also a separate utility room with a door to the garden and a ground floor wc. On the first floor there are three good size double bedrooms and a modern white bathroom suite with a separate shower. Gas central heating and double glazing. A well maintained secluded garden to the rear. Sold with no onward chain. Council tax band D.

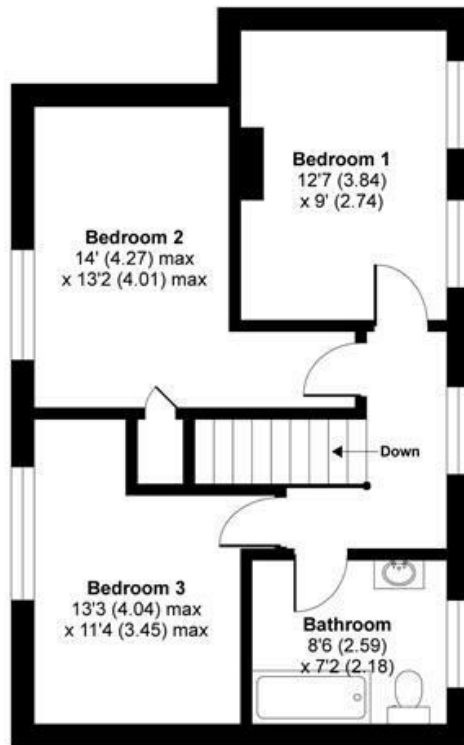
Guide Price £599,950 Freehold

EPC Rating: C

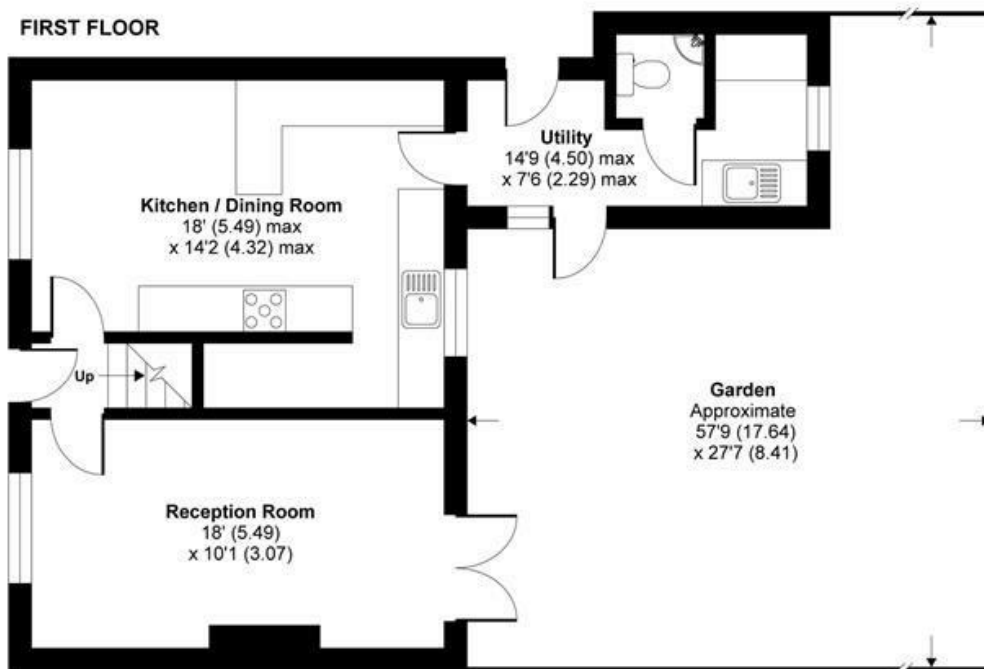
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Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Matthew James. REF: 745957

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/fittings 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
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		