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Portsmouth Road, Thames Ditton, KT7 0XU

A very spacious four-storey period town house with extensive flexible accommodation, a large private garden and driveway parking. Located within easy reach of Surbiton mainline station and high street with local shops and amenities within a short walk. The lower ground floor is currently arranged as a separate flat. The upper ground floor accommodation comprises a grand reception room and a separate kitchen which opens onto a conservatory. Across the second and third floors are five bedrooms, a dressing room and two bathrooms. The large private garden stretches back approx. 66ft. and includes a modern summer house/store. Driveway parking at the front of the property. Council tax bands F & A. Sold with no onward chain.

Guide Price £1,095,000 Freehold

EPC Rating: D

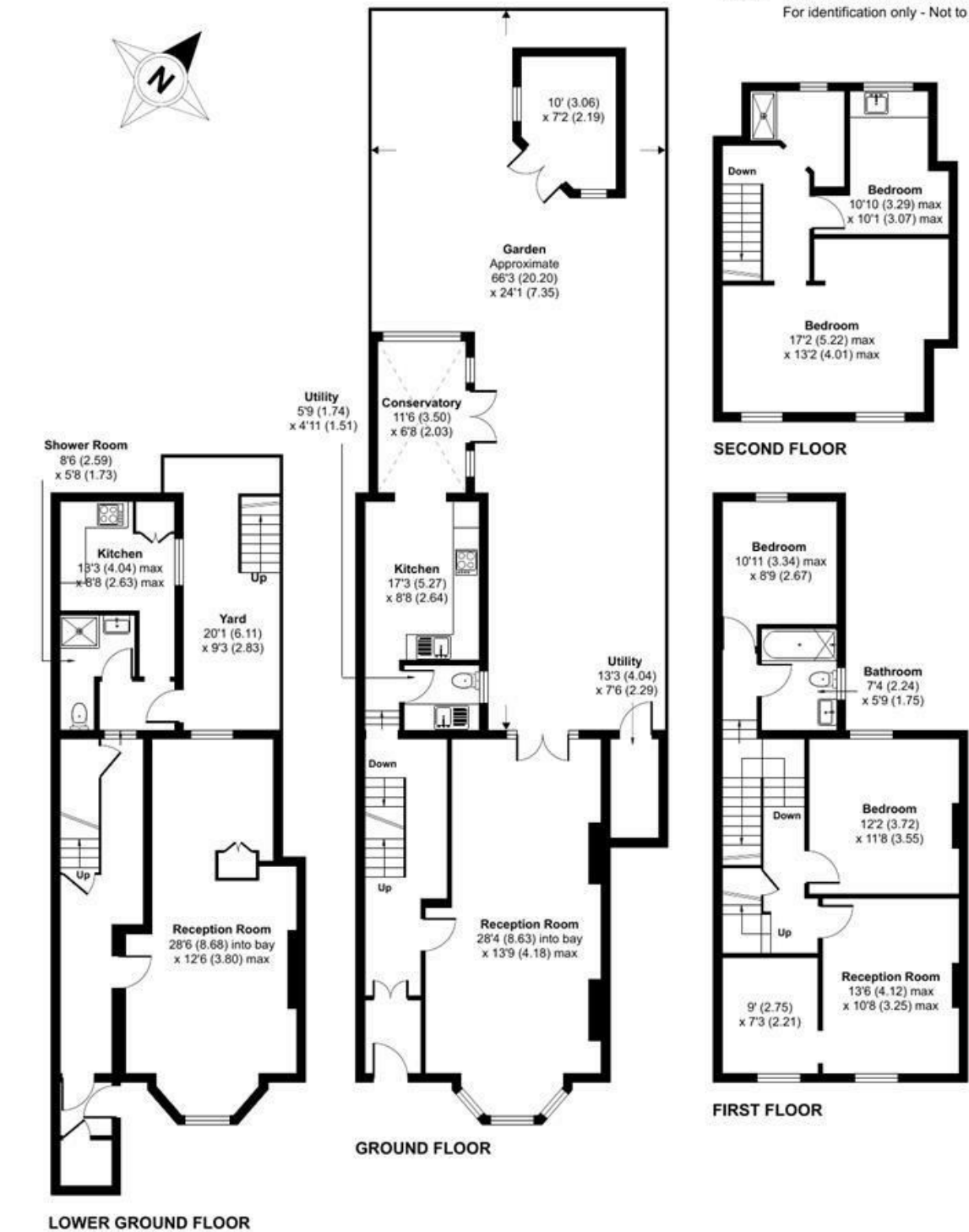
Portsmouth Road, Thames Ditton, KT7

Approximate Area = 2350 sq ft / 218.3 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 2442 sq ft / 226.8 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 2025. Produced for Matthew James. REF: 1266119

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			
(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	