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## Portsmouth Road, Thames Ditton, KT7 0XX

A spacious character three-bedroom period property with flexible accommodation over three floors and a private rear garden. Set on an attractive Victoria terrace. The property would benefit from refurbishment (subject to usual consents). Located within easy reach of Thames Ditton Village as well as Surbiton town centre and mainline station with local shops and amenities on the 'door step'. The many benefits include a large formal living room with tall ceilings, sash windows and a fireplace on the upper ground floor, along with a kitchen which opens onto the garden. On the lower ground floor is another large living room and a stylish bathroom with a claw-foot roll-top bath. There is also extensive storage. On the top floor is a grand master bedroom, plus a double second bedroom, a good size third room and a wc/cloakroom. There is also access to the loft space. To the rear is a well-maintained and planted walled garden with pedestrian access and there is a traditional front garden. An amazing home with the potential for improvement. Sold with no onward chain.

**Guide Price £750,000 Freehold**

**EPC Rating: D**

# Cholmley Terrace, Portsmouth Road, Thames Ditton, KT7

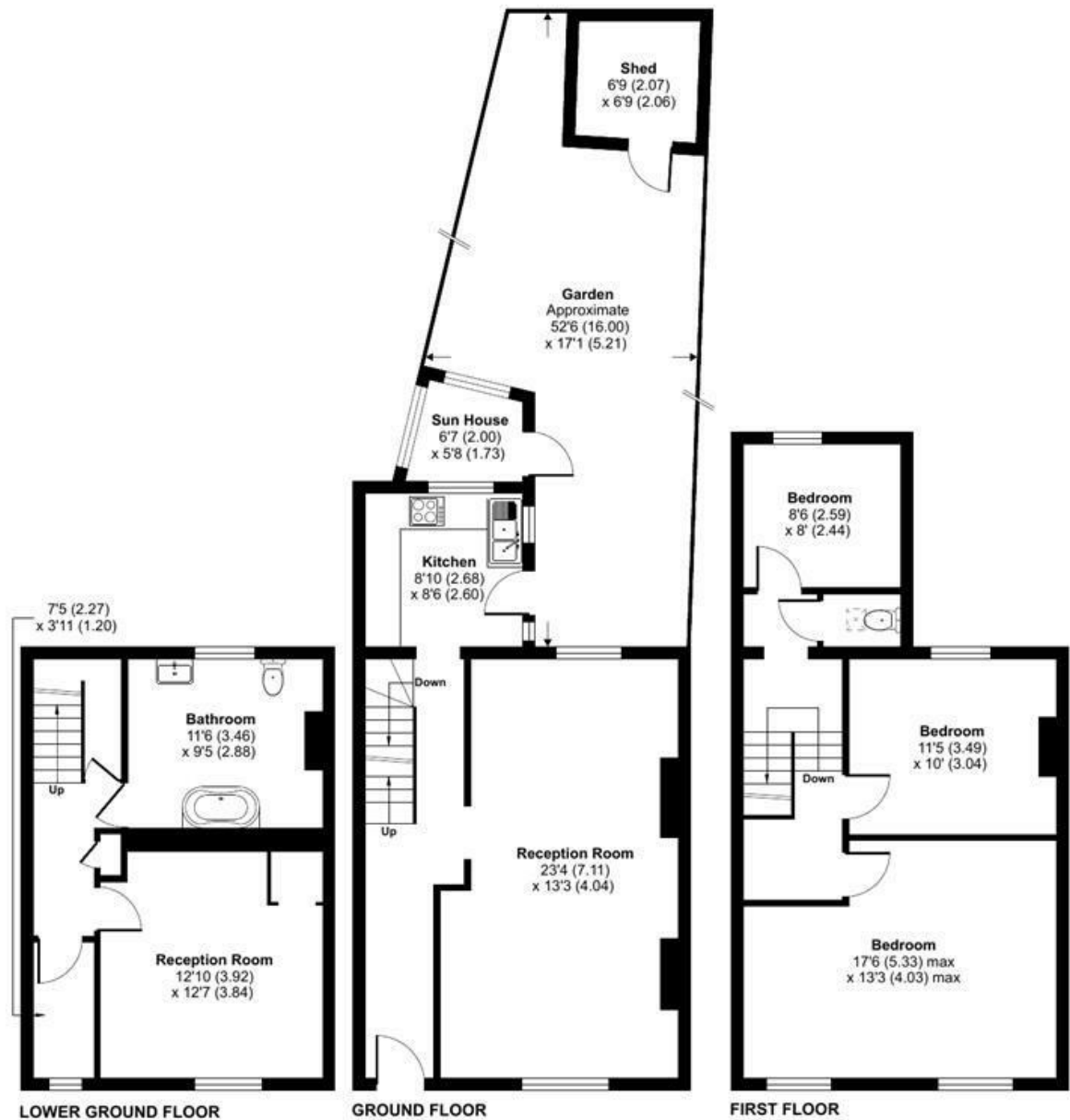


Approximate Area = 1374 sq ft / 127.6 sq m

Outbuildings = 74 sq ft / 6.8 sq m

Total = 1448 sq ft / 134.4 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: 1327495

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		
	64	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		