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Rushett Close, Thames Ditton, KT7 0UT

An excellent three-bedroom end of terrace period house with extensive accommodation over three floors, a private garden and a double garage. Set within the desirable Rushett Close, local shops and amenities are on the 'doorstep' with Surbiton mainline station and high street within easy reach. The many benefits include a large contemporary open-plan kitchen-living-dining room with French doors opening onto the garden and a separate sitting room with a period fireplace. There is also a stylish ground floor bathroom. On the first floor, two double bedrooms plus a master bedroom on the second floor. At the front of the property, driveway parking and an entrance porch. To the rear a private garden stretching back approx. 41ft which leads to the brick-built double garage. Gas central heating and double glazing. Council tax band E. A lovely home sold with no onward chain.

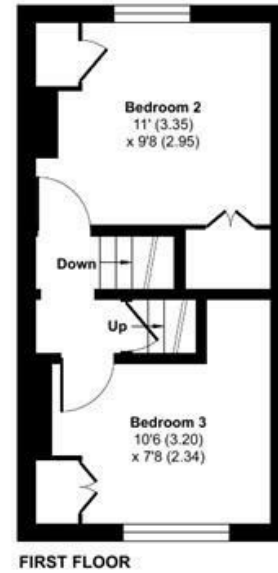
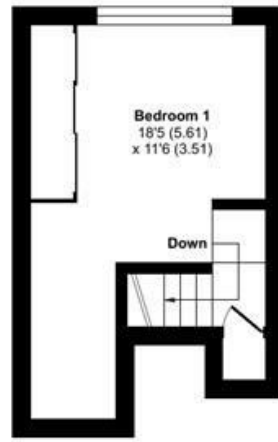
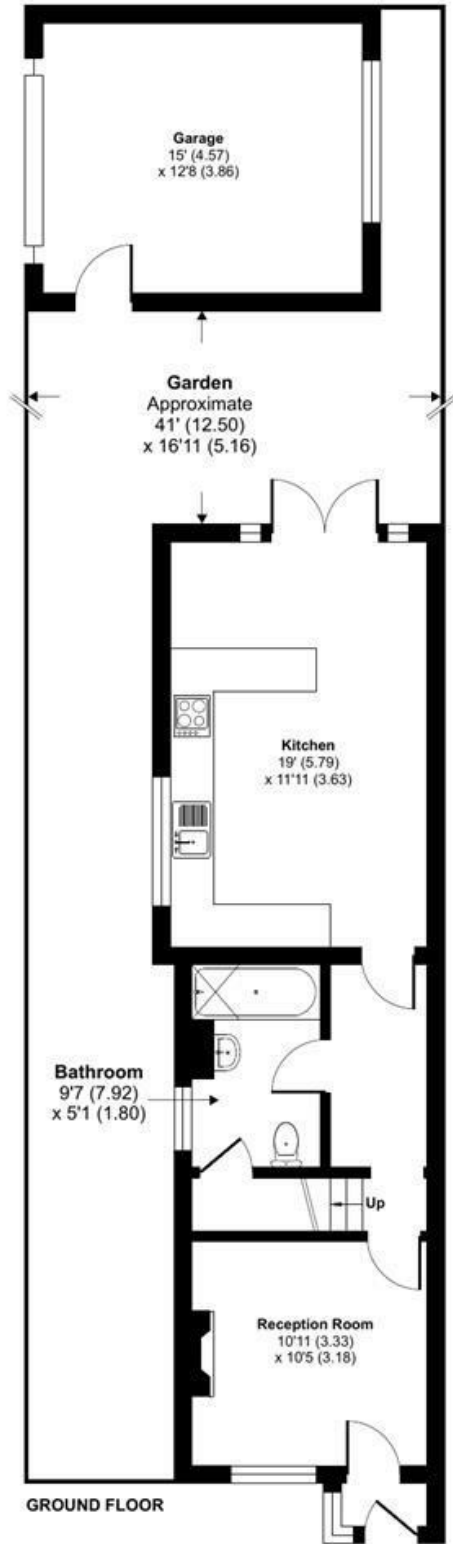
Guide Price £679,950 Freehold

EPC Rating: D

Rushett Close, Thames Ditton, KT7

Approximate Area = 949 sq ft / 88.1 sq m
 Garage = 190 sq ft / 17.6 sq m
 Total = 1139 sq ft / 105.7 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. Produced for Matthew James. REF: 1091981

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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	