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Rushett Close, Thames Ditton, KT7 0UR

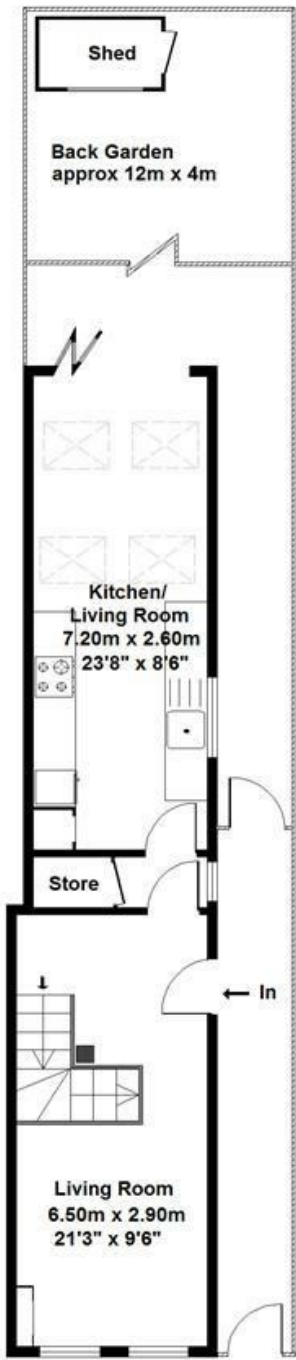
An excellent two bedroom end of terrace period cottage with large living space, a secluded garden and driveway parking. Located in a delightful cul-de-sac within easy reach of Surbiton mainline station and high street, with local shops and amenities a short walk away. The many benefits include a stunning kitchen-dining room with bi-fold doors opening onto the garden and a contemporary kitchen with integrated appliances. There is also a good size sitting room with an open tread staircase leading to the first floor. Master bedroom at the front of the property and a good size second bedroom at the rear. Plus a modern white and stone bathroom suite with a shower over the bath. A private enclosed garden with a patio and shed to the rear. Driveway parking at the front. Sold with no onward chain.

Guide Price £529,950 Freehold

EPC Rating: C

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Ground Floor



First Floor



Not to Scale

Approximate Gross Internal Floor Area:
69m sq (748sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		69	71
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		64	67
EU Directive 2002/91/EC			