

HJC

HIGHER VALUES



Basing Way

Thames Ditton, KT7 0NX

£1,499,950

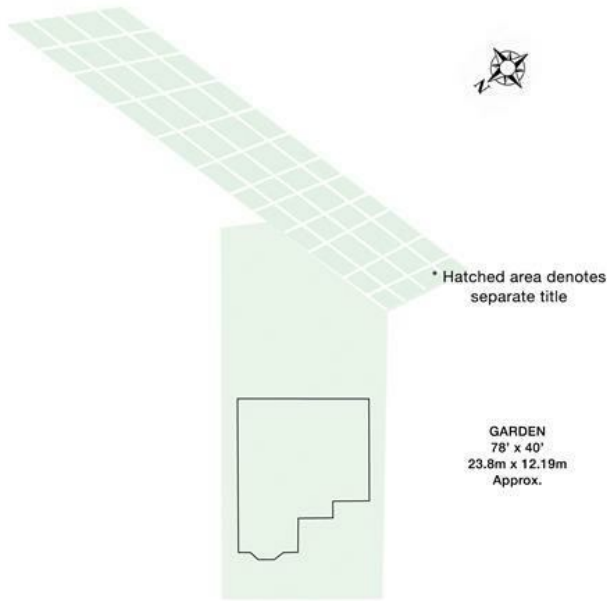
Basing Way is a highly sought-after and immaculately maintained private, gated cul-de-sac in the heart of Thames Ditton. This beautiful, detached family home has circa 2000sqft of accommodation arranged over 3 floors. In addition to the off-street parking to front, mature hedging provides seclusion and privacy. On the ground floor are three living areas, a traditional fitted kitchen with Aga and dedicated dining area and a utility room with direct access from the garden. Upstairs comprises 4 bedrooms and 1 bathroom and various storage areas. The conservatory opens to a substantial, mature south-east facing garden* which in total extends to circa 175ft. In addition, this property benefits from an annexed section to side with its own entrance and further scope to reconfigure and extend STPP.

Basing Way is a difficult location to beat in the village – a short walk to schools, high street shops and pubs, green spaces/parks and mainline train to London Waterloo.

*A section at the back of the rear garden is on a separately owned title and leased at £103.50pa.

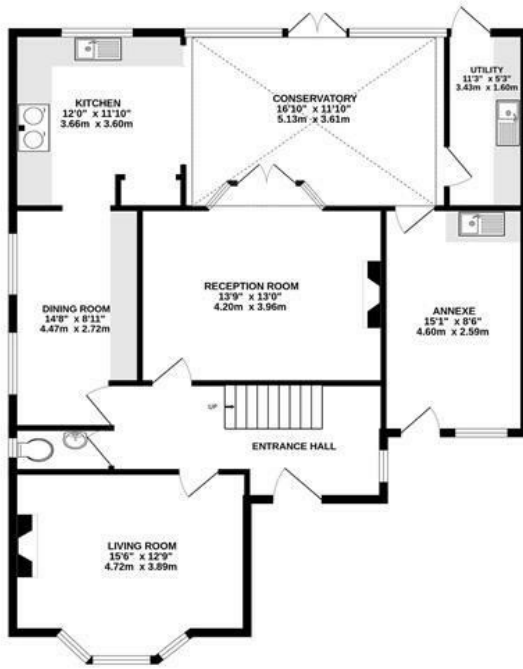
- Detached Family Home
- 3 Reception Rooms
- Annexe
- Scope To Extend STPP
- Separate Utility Room
- 4 Bedrooms
- Country Kitchen with Aga
- Private, Gated Cul de Sac
- Off-Street Parking
- Large South East-Facing Garden

Floor Plan



BASING WAY, THAMES DITTON
INTERNAL FLOOR AREA (APPROX.)
2010 sq ft/186.7 sq m
+ EAVES STORAGE 285 sq ft/26.5 sq m

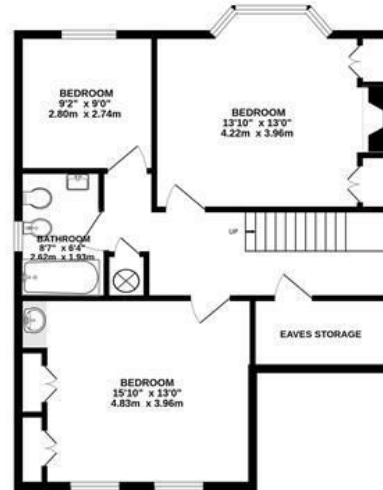
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.



GROUND FLOOR

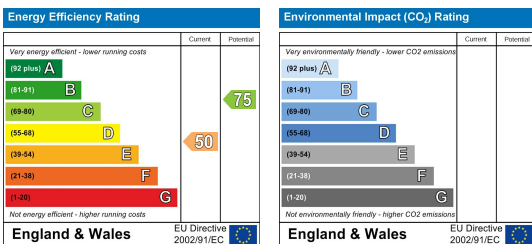


SECOND FLOOR



FIRST FLOOR

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.