

# HJC

HIGHER VALUES



## Hawkes Yard

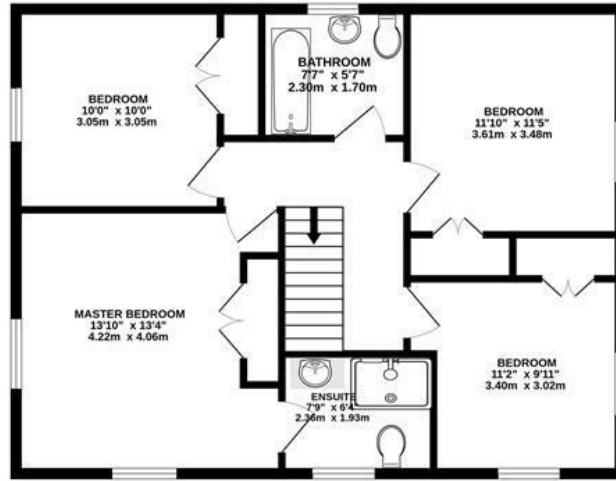
Thames Ditton, KT7 0AW

£1,200,000

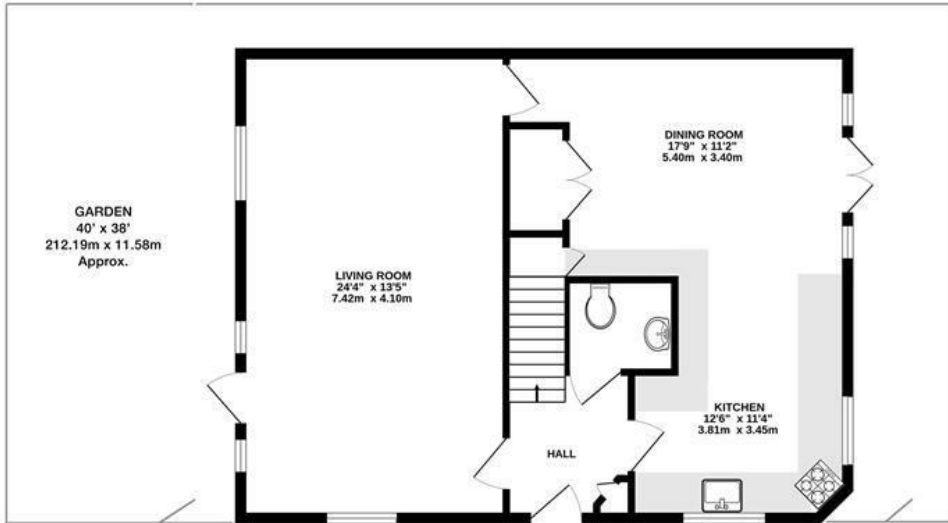
Located in a quiet cobbled mews in the centre of Thames Ditton village is The Coach House, one of 3 properties in Hawkes Yard. A detached, 4 double bedroom home with well-proportioned bedrooms, all with built-in wardrobes, and two bathrooms - one of which is ensuite. Downstairs is a 24ft reception/lounge that opens to a south-facing walled garden with patio and an impressive, similarly-proportioned kitchen/dining room, with additional storage and in-built bench seating, which wraps around the ground floor. Further benefits include a downstairs WC, private parking for 2 cars and super close proximity to the high street, excellent schools and train links to London.

- 4 double bedrooms
- Cobbled, gated mews
- Open plan wrap around kitchen/dining room
- South-facing walled garden with patio
- Close to good schools, train links and shops
- Detached
- 2 bath/shower rooms
- Large reception room opening to garden
- Private parking for 2 cars
- Super central village location

# Floor Plan



FIRST FLOOR

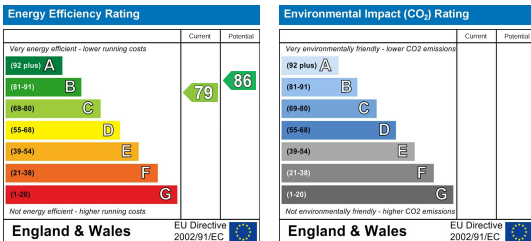


GROUND FLOOR

## HAWKES YARD, THAMES DITTON INTERNAL FLOOR AREA (APPROX.) 1560 sq ft/145.7 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.  
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## Energy Efficiency Graph



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