

# HJC

HIGHER VALUES



## Basingfield Road

Thames Ditton, KT7 0PD

£1,350,000

HJC are proud to offer this impressive detached period family home in a sought-after cul-de-sac in Thames Ditton village. Already comprising 5 bedrooms and 3 bath/shower rooms, this property is brimming with potential to extend, subject to the usual planning consents. Downstairs is a double living/dining room with original oak parquet flooring, pretty bay window, period fireplace and further wood-burner. The kitchen and dining room each open to a large conservatory with French doors to the beautifully cared for circa 100ft west-facing garden, with lots of different areas, fruit trees, planting, lawn and and two sheds. The ground floor also benefits from an additional kitchen and study room with ensuite shower, which could serve as a separate annexe, with its own access to the side and the rear garden. Upstairs are 5 bedrooms of varying proportions, family bathroom and additional shower room, along with access to the large loft. Further benefits from manicured garden with off street parking to front and access down each side of the house. No onward chain.

\*A section to the rear of the back garden is on a separate title and long-term leased for approximately £71 pa.

- Period detached property
- Large double-sized reception room
- Off street parking
- Located in a sought after cul de sac
- Potential to extend (STPP)
- 5 bedroom, 3 bath/shower room
- Additional kitchen/utility, possible ground floor annexe
- Beautiful 100ft west facing garden
- Large loft space
- No onward chain

# Floor Plan

## 40 Basingfield Road

Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft  
 Second Floor = 14.4 sq m / 155 sq ft  
 (Excluding Eaves Storage)

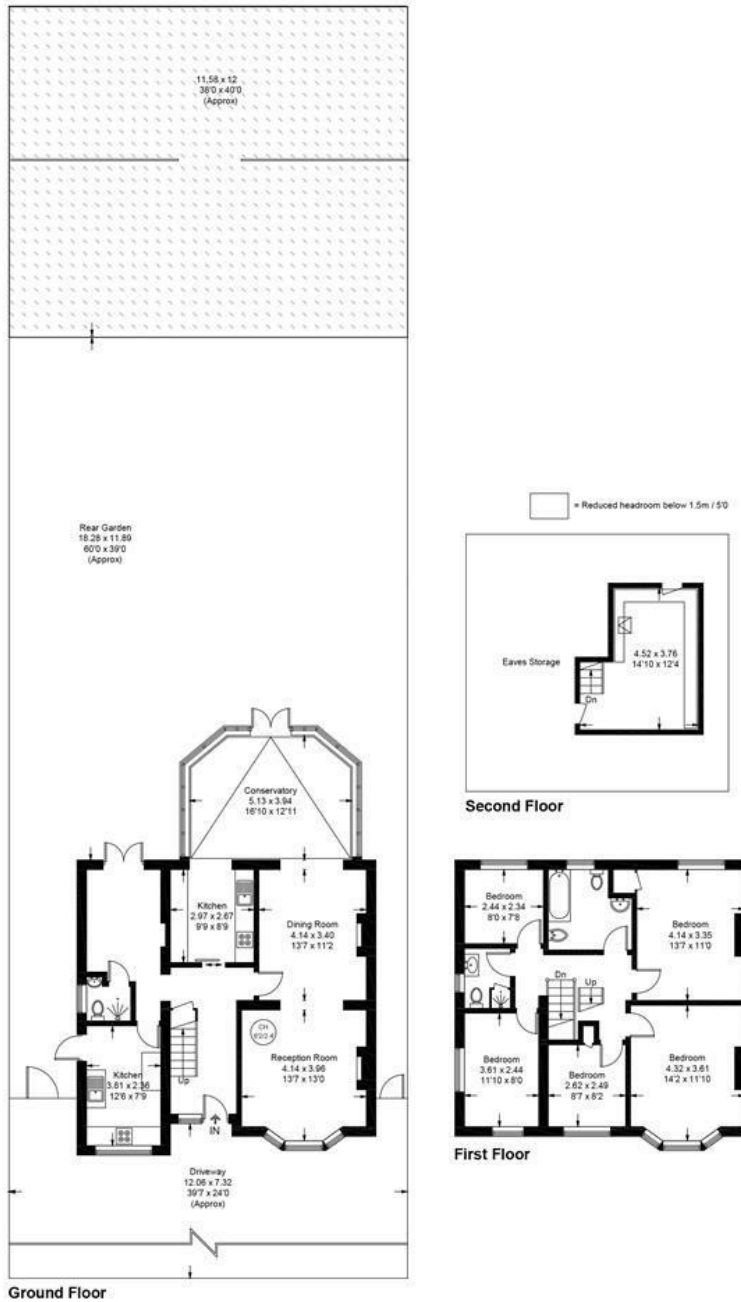
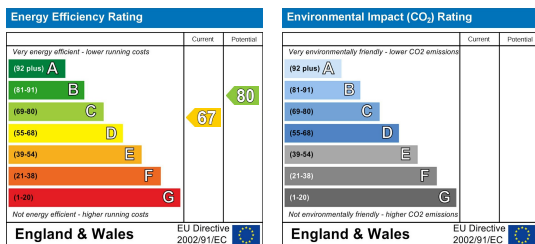


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019204)

## Energy Efficiency Graph



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