Ember Gardens

Thames Ditton, KT7 0LL

£1,250,000

A pristine 1930's detached family home located in a quiet cul-de-sac in Thames Ditton, thoughtfully extended and built to exacting standards. To front is a pretty garden, off-street parking and an electric car point. On the ground floor there are three reception areas, a main double reception room with interconnecting doors and a further kitchen/dining/family room. Also on the ground floor is a dedicated utility area, a further shower room and a garage/storage area. Upstairs are four double bedrooms, two with built-in wardrobe storage and one with en-suite shower room. Also off a large landing comes the family bathroom and there is loft above. Bi-folding doors open from the family room to a rear garden of circa 67ft, in which is a 20ft garden store.

- Detached family home
- Three Reception Rooms
- Three bath/shower rooms
- Well built 20ft garden store
- Off street parking, electric car hook-up & garage

- Four double bedrooms
- Kitchen/dining family room
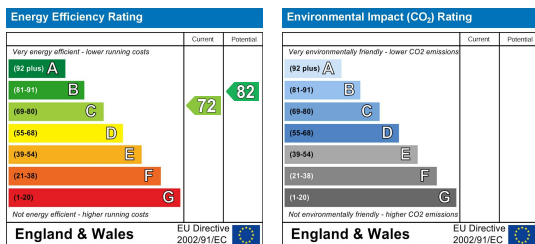- Bi-folding doors to 67ft garden
- Utilty room
- Quiet cul-de-sac location

Ember Gardens, KT7

Approximate Gross Internal Area = 151.1 sq m / 1627 sq ft
Garden Store = 14.6 sq m / 157 sq ft
Total = 165.7 sq m / 1784 sq ft

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Garden Store
6.27 x 2.29
20'7 x 7'6

Garden
20.70 x 9.07
67'11 x 29'9
(Approx)

2.34 x 1.73
7'8 x 5'8

Utility

Kitchen / Dining Room
7.82 x 4.09
25'8 x 13'5

Family Room
3.91 x 3.33
12'10 x 10'11

Bedroom
4.75 x 3.33
15'7 x 10'11

Bedroom
3.30 x 2.95
10'10 x 9'8

2.21 x 1.91
7'3 x 6'3

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Up

Garage
5.99 x 1.90
19'8 x 6'3

Hall

Reception Room
4.75 x 3.53
15'7 x 11'7

IN

Bedroom
3.33 x 2.18
10'11 x 7'2

Bedroom
3.76 x 3.30
12'4' x 10'10

Ground Floor

First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current 72

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC