

# HJC

HIGHER VALUES



## Harvest Lane

Thames Ditton, KT7 0NG

Guide Price £875,000

A beautifully presented 4-bedroom end of terrace townhouse located in a secure, gated development in a prime central village location just off Thames Ditton High Street and only 0.35 miles from the train station. The ground floor features a modern fitted kitchen, a guest WC and a wonderful split-level dining/living area flooded with light through two floor to ceiling feature arched French doors which open to a delightful courtyard garden. On the first floor there are two large double bedrooms with extensive wardrobe space, one with an ensuite shower room as well as a well-appointed family bathroom and an additional full-length mirrored wardrobe in the hall. The top floor comprises two more double bedrooms, each with built-in cupboards and access to eaves storage. A path from the private courtyard garden at the rear of the property leads to a full-sized garage with power and light and direct street access. Annual service charge £2,507 per annum, includes full estate maintenance & security, gatekeeper, window cleaning & redecoration of external woodwork.

- Split level sitting/dining room
- Family bathroom
- Extensive wardrobe storage space
- Garage with power
- Secure gated development
- Modern fitted kitchen
- Ensuite shower room
- Guest cloakroom
- Allocated parking space
- Central village location

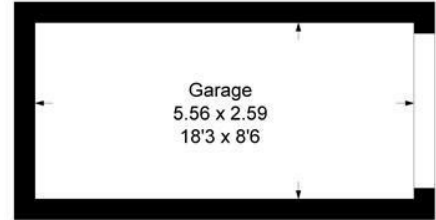
# Floor Plan

## Harvest Lane

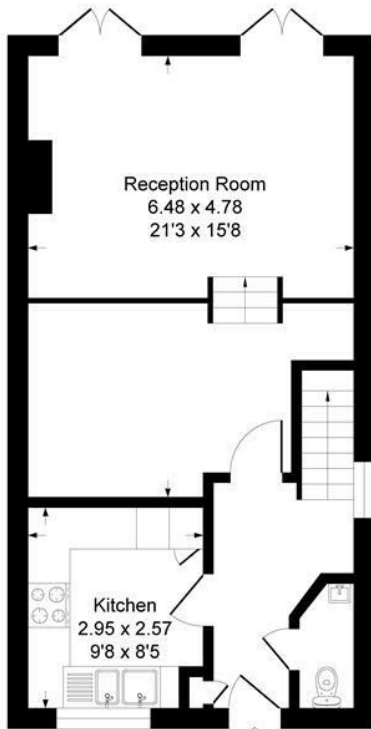
Approximate Gross Internal Floor Area = 124.2 sq m / 1337 sq ft

Garage Area = 14.4 sq m / 155 sq ft

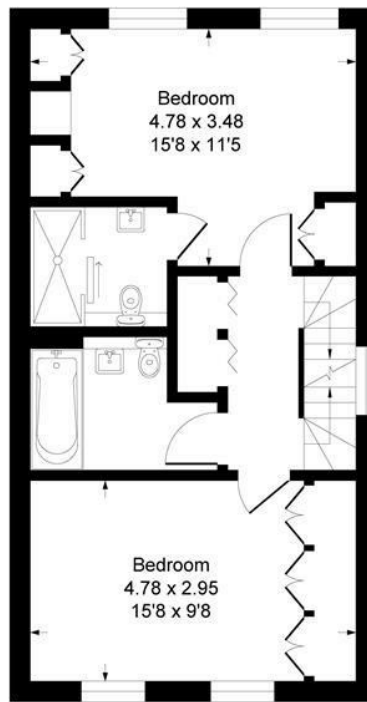
Total Area = 138.6 sq m / 1492 sq ft



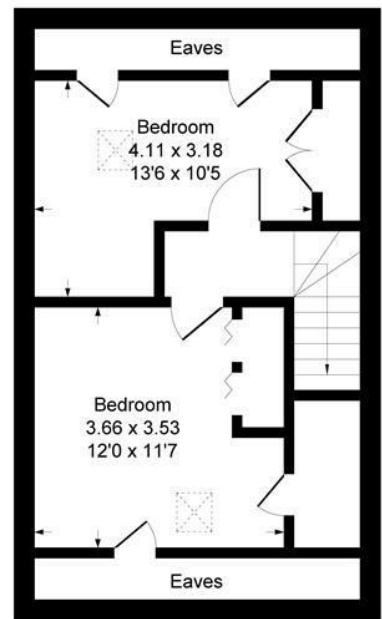
Garage



Ground Floor



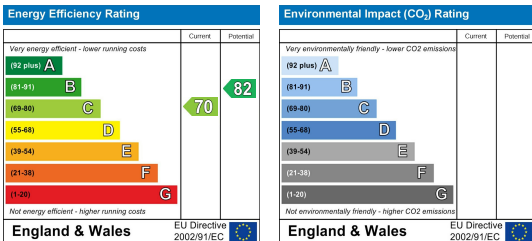
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

## Energy Efficiency Graph



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