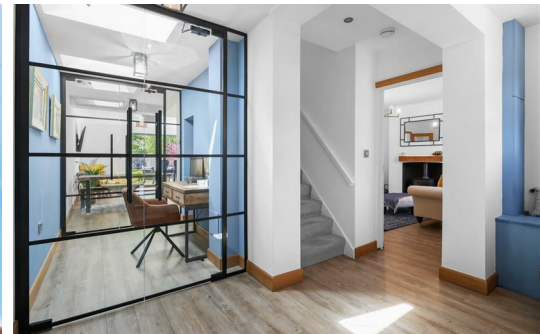


# HJC

HIGHER VALUES



## Summer Road

Thames Ditton, KT7 0QW

Guide Price

£1,000,000

This exquisite 3 bedroom, 2 bathroom home has been impressively well-thought out and re-imagined for modern family life. Immaculately presented to the highest standard, featuring a superb open plan kitchen/dining room opening to a south facing garden, an inspired Crittall-style glazed office space and separate living room with wood burner. Further benefits are off-street parking and prime village location - near shops and a short stroll to the station and Thames Ditton Infant and Junior Schools.

- 3 bedroom
- Open plan kitchen/dining room
- Living room with woodburner
- Large bonus loft room
- Off street parking
- 2 bathroom
- Separate utility
- Study area with Crittall glazing
- South facing garden with summer house
- Near to schools, shops and train links to Waterloo

## Summer Road, KT7

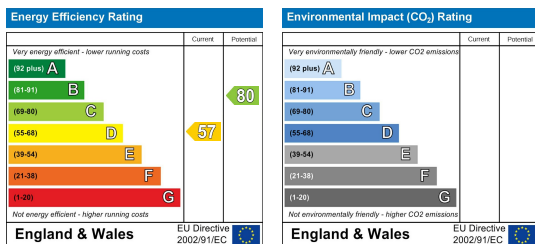
Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft  
 (Including Loft Room)  
 Summer House / Store = 11 sq m / 119 sq ft  
 Total = 143.1 sq m / 1541 sq ft



### Ground 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



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