

# HJC

HIGHER VALUES



## Manordene Close

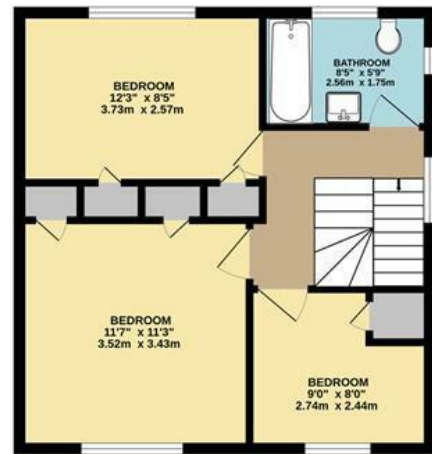
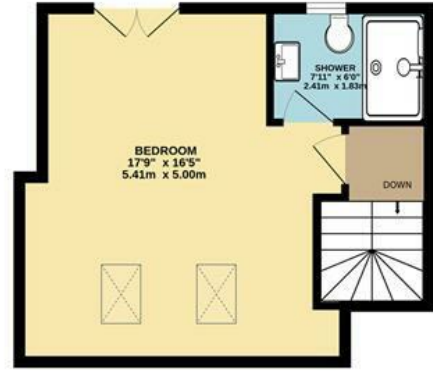
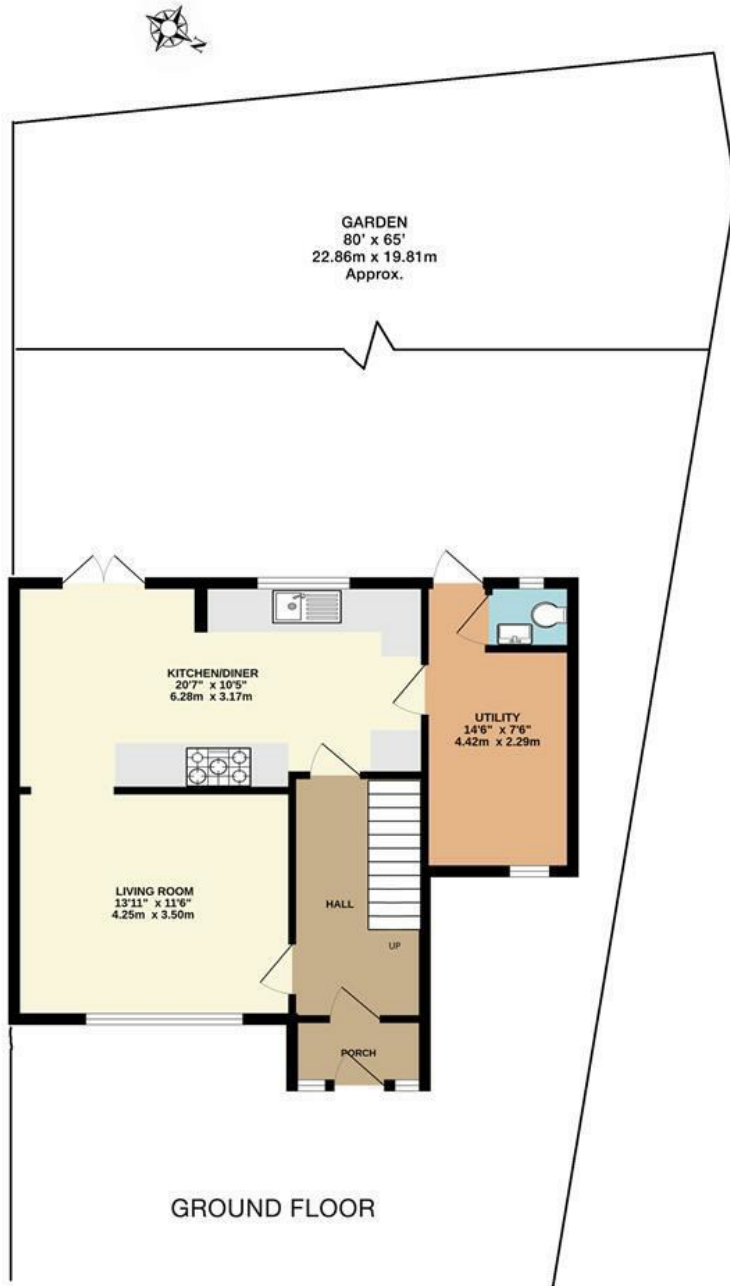
Thames Ditton, KT7 0DZ

Guide Price £795,000

A light, bright and spacious four bedroom semi-detached family home, tastefully-presented throughout and within moments of Hinchley Wood School. Entered via a porch into the hallway, the ground floor comprises a living room, kitchen/dining room with an abundance of storage, a large utility room and a separate WC. Patio doors open on to a large secluded garden, circa 80ft by 65ft at its widest with a decking area perfect for entertaining and family living. On the first floor are two double bedrooms and a large single, all with built-in wardrobe storage, as well as a family bathroom. The principle bedroom is on the 2nd floor with an en-suite. Conveniently located in a cul-de-sac with off-street parking for two cars. Council Tax Band D Under the Estate Agents Act 1979, an employer is connected to this property.

- Four Bedroom Semi-Detached Family Home
- Spacious Modern Kitchen
- Large Utility Room
- Family Bathroom
- Off-Street Parking For 2 Cars
- 2 Reception Rooms
- Downstairs WC
- En-Suite to Principal Bedroom
- Beautiful Secluded Garden
- 325m Walk to Hinchley Wood School

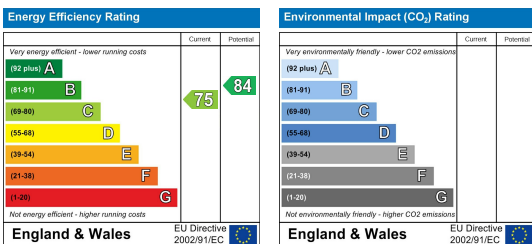
# Floor Plan



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. Made with Metropix © 2024.

**MANORDENE CLOSE, THAMES DITTON**  
**INTERNAL FLOOR AREA**  
**(APPROX.) 1375 sq ft/ 127.7 sq m**

## Energy Efficiency Graph



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