

# HJC

HIGHER VALUES



## Burtenshaw Road

Thames Ditton, KT7 0TP

£1,750,000

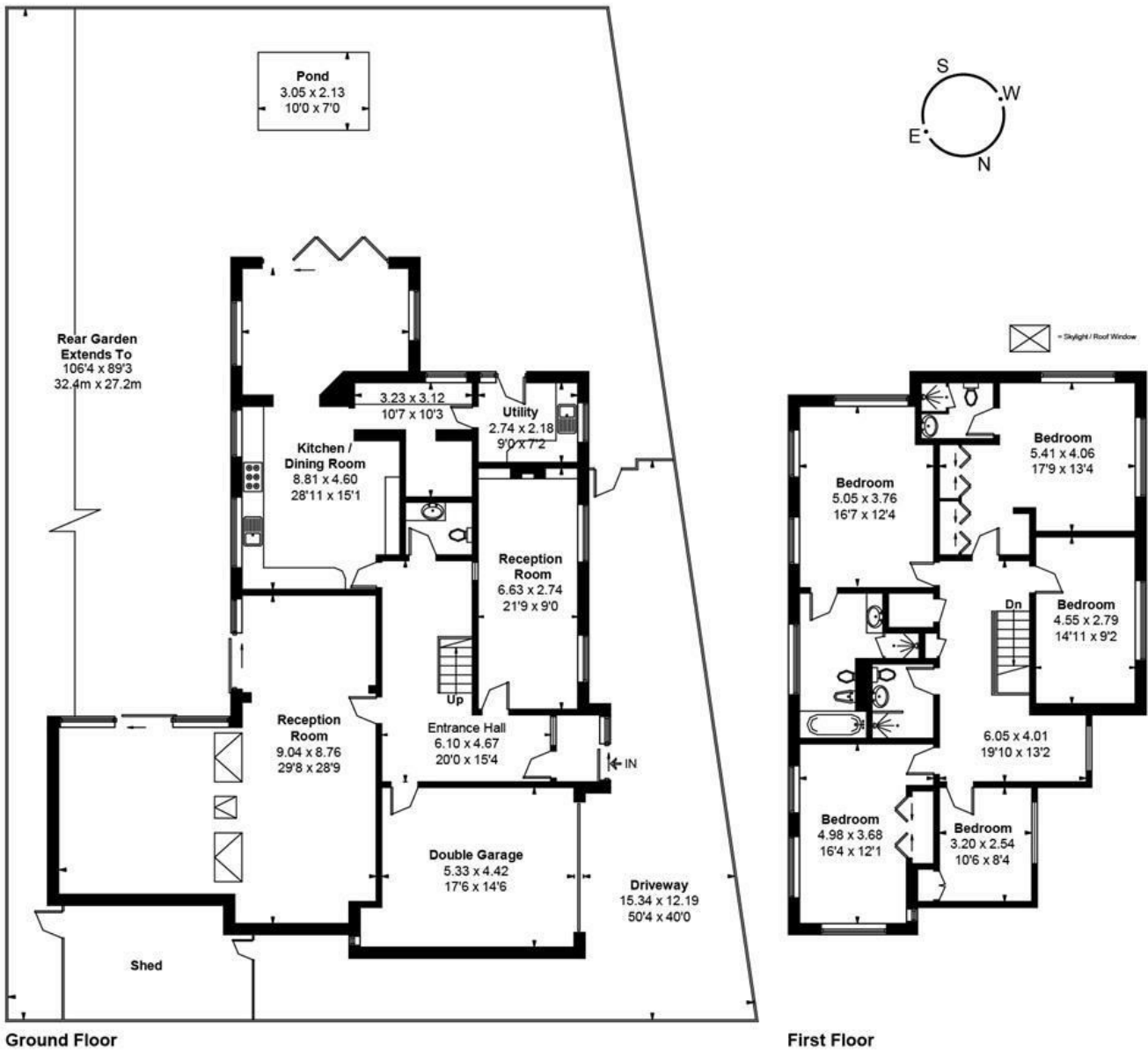
Cambio is positioned within the Boyle Farm Estate, enjoying a prime position in Thames Ditton village as well as communal access to the River Thames. On first approach two storey modern home resembles a Mediterranean Villa, with 5 double bedrooms, 3 bathrooms, 3 reception rooms and a large kitchen with further living space that opens to a south facing patio. This detached home sits in a broad plot with wrap around gardens and an abundance of potential to reconfigure and modernise to suit your requirements. Further benefits are a generous utility, integrated double garage and ample private parking to front. No onward chain.

- 5 bedroom detached home
- 3 bathrooms
- Kitchen opening to south-facing terrace
- Wrap around garden with pond
- Prime central village location
- Boyle Farm private estate
- 3 reception rooms
- Large utility
- Scope to reconfigure and modernise
- Double garage and off street parking

# Floor Plan

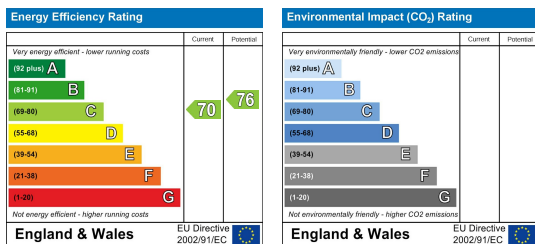
## BURTENSHAW ROAD

Approximate Gross Internal Area (Including Garage)  
 Ground Floor = 1958 sq. ft. (181.9 sq. m.)  
 First Floor = 1287 sq. ft. (119.6 sq. m.)  
 Total = 3245 sq. ft. (301.5 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. ID1099653

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.