

# HJC

HIGHER VALUES



## Summer Road

Thames Ditton, KT7 0QP

£1,100,000

Excellent 4 bedroom semi-detached family home on a popular road in Thames Ditton village, with everything today's family needs – including a kitchen/family room opening to rear via bi-fold doors, ensuite to the main bedroom, separate utility, off-street parking for two to front and studio room in the garden. The ground floor also features a separate living room to the front into a bay window, with wooden floor and gas stove, as well as a guest WC. Two large double bedrooms and a third small room, perfect for use as an office or nursery, located on the first floor along with the family bathroom. The top floor features a first bedroom with a clever Velux roof balcony window. To rear is a composite, hard-wearing deck leading down to an immaculate lawn and garden office, a further shed and even more patio area with rear access via a service road. Located within a short walk of both the High Street, the River Thames, Summer Road Recreation play park and other green spaces, as well as Thames Ditton station with trains to Waterloo and the highly-regarded infant and junior schools.

- Off-street parking for two cars
- Garden studio room/office
- En-suite to first bedroom
- 1930's semi-detached
- Kitchen/family room with bi-folding doors
- Velux roof balcony window

Floor Plan

Summer Road

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft  
Garden Office = 11.2 sq m / 120 sq ft  
Total = 157.2 sq m / 1691 sq ft

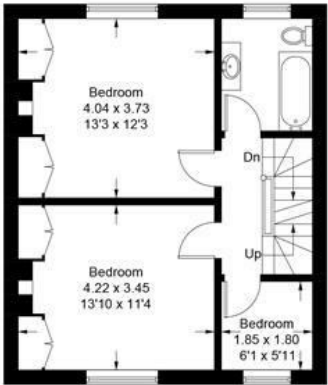


Ground Floor

= Reduced headroom below 1.5m / 5'0"



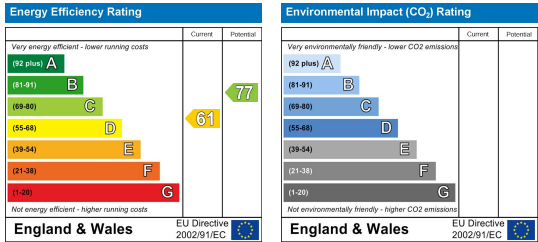
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196788)

Energy Efficiency Graph



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