

# HJC

HIGHER VALUES



## Embercourt Road

Thames Ditton, KT7 0LJ

£1,295,000

This imaginatively extended 4 bed detached character property occupies a prominent corner plot and benefits from generous and flexible ground floor accommodation, incorporating a self-contained annexe with private side access and outside space. Upstairs comprises principle bedroom with en-suite, 3 further bedrooms and family bathroom. Further benefits ample off-street parking. Council tax band G and EPC rating E.

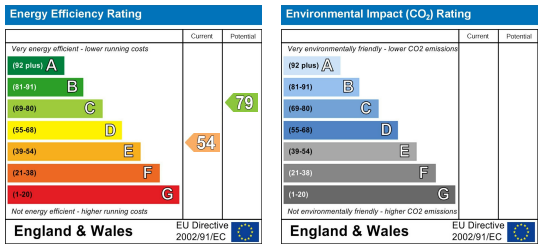
Main property and annexe are on one title. Annexe: council tax band A and EPC rating C.

- Detached corner plot
- Self contained annexe
- South west facing garden
- 4 double bedrooms
- Off street parking for multiple cars
- Nearly 2500 sqft of accommodation

Floor Plan



Energy Efficiency Graph



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