HJC
ESTATE AGENCY

Portsmouth Road
Thames Ditton, KT7 0TF

Guide Price
£1,195,000

Walsingham Terrace is a four bedroom prestigious townhouse which has been finished and equipped to a high specification with contemporary design in a period style. An impressive entrance hall leads to the front reception room, utility and downstairs WC. The modern kitchen provides a range of units and has been finished to a very high standard, with integrated Siemens and Miele appliances. The kitchen/dining area features large bi fold doors opening onto the patio and manicured garden creating a wonderful indoor outdoor living environment, with underfloor heating featured throughout. The first floor consists of two well-proportioned double bedrooms, both of which have en suites. The principle bedroom further benefits a dressing area with fitted wardrobes. The second floor features two further double bedrooms, both with ensuites and airconditioning. Situated within walking distance to the station, local village shops, pubs and eateries, this location also offers an excellent range of schools.

- 4 Double Bedroom Prestigious Townhouse
- Open Plan Kitchen Dining with Bi Fold Doors
- Airconditioning on 2nd Floor
- Walking Distance to Shops and Station
- 4 Impressive En Suites
- Underfloor Heating
- High end appliances
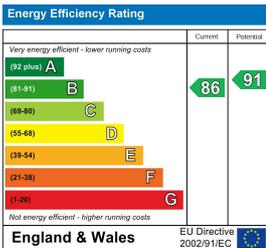- Off Street Gated Parking for Two Cars

Floor Plan

Walsingham Terrace

Approximate Gross Internal Area = 211.4 sq m / 2275 sq ft

N

Ground Floor

Rear Garden
12.17 x 5.84
39'11 x 19'2
(Approx)

Kitchen
6.05 x 5.28
19'10 x 17'4

Pantry

Utility

Up

Reception Room
4.34 x 3.66
14'3 x 12'0

IN

Front Garden

First Floor

Bedroom
5.36 x 4.37
17'7 x 14'4

Dn

Up

Bedroom
5.33 x 3.73
17'6 x 12'3

Second Floor

Bedroom
5.36 x 3.63
17'7 x 11'11

Dn

Bedroom
5.36 x 3.91
17'7 x 12'10

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1287846)

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	86	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

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