

# HJC

HIGHER VALUES



## Portsmouth Avenue

Thames Ditton, KT7 0RU

£1,095,000

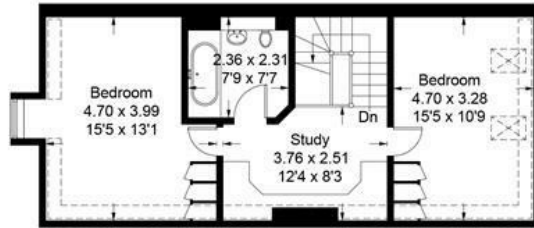
Hingham House is a magnificently proportioned end of terrace townhouse in Thames Ditton. Two impressive rooms dominate the ground floor with utility between - an open plan high specification kitchen/dining room to front and a large reception room with bi-folding doors opening to the garden at rear. The four double bedrooms and three bathrooms are arranged over two floors, including a master suite with dressing room. The property boasts an impressive contemporary feel throughout, encompassing architectural detailing such as high ceilings and beautiful architraves and cornices. Also benefitting a considerable study area, secure gated off street parking, a separate private attached garage and an electric car charging point - within easy reach of Giggs Hill cricket green, shops, excellent schools and both Surbiton and Thames Ditton train stations. This property still has new-build guarantees and excellent EPC rating.

- End of terrace townhouse
- Electric car charging point
- Large study area & Utility
- Reception room with bi-folding doors to garden
- Close proximity to stations, parks and schools
- Master suite with dressing room
- 3 bathrooms
- Open plan kitchen/dining room
- Secure gated off-street parking and private garage
- Council Tax Band: G

# Floor Plan

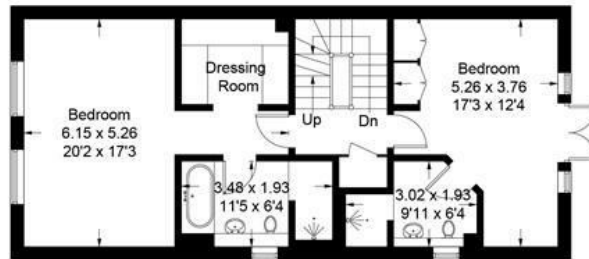
## Portsmouth Avenue, KT7

Approximate Gross Internal Area = 188.8 sq m / 2033 sq ft  
 (Including Reduced Headroom = 6.7 sq m / 73 sq ft)  
 Garage = 14.9 sq m / 161 sq ft  
 Total = 203.7 sq m / 2194 sq ft

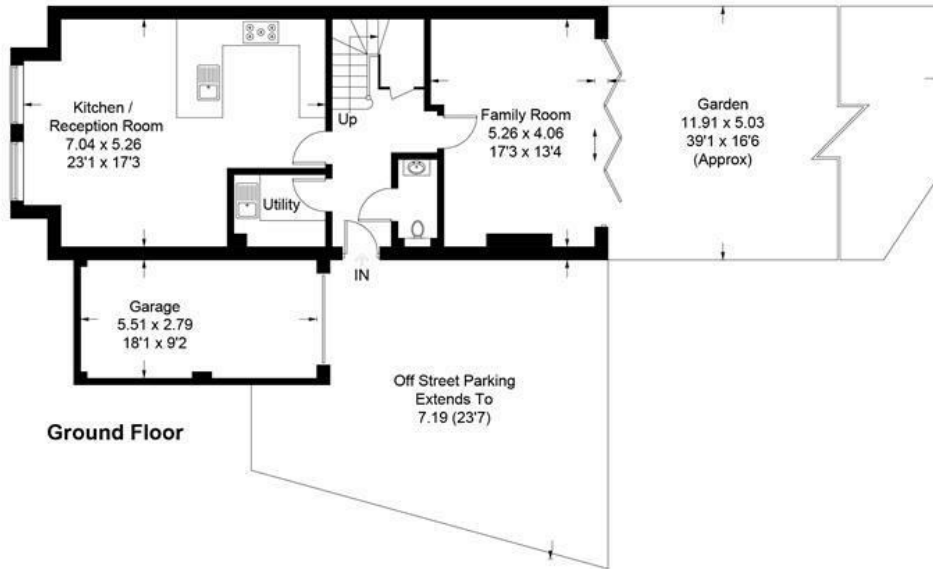


= Reduced Headroom

**Second Floor**



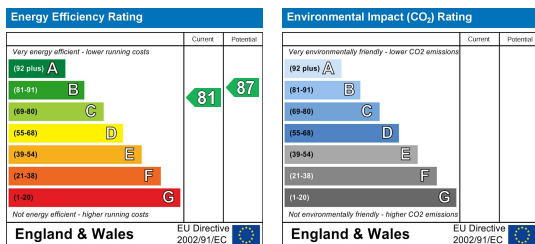
**First Floor**



**Ground Floor**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
 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.  
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## Energy Efficiency Graph



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