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## Winters Road, Thames Ditton, KT7 0XW

An outstanding three-bedroom, two-bathroom period home with extensive accommodation over four floors, a private garden and driveway parking. Located within walking distance of Surbiton mainline station and the Thames with local shops and amenities moments away. There are also highly regarded local schools within east reach. The many benefits include a large open-plan living area with defined dining and lounge space, stairs lead to a tranquil lower-ground floor TV/sitting room. There is a separate kitchen with contemporary fitted units, oak surfaces and a door leading to the garden. On the first floor are two good size double bedrooms and a well-appointed family bathroom with a shower over the bath. On the top floor is a master bedroom suite with a large double bedroom, modern shower room, study area and eaves storage space. There is a private, secluded landscaped garden to the rear and driveway parking at the front. Council tax band E. A lovely, characterful home.

**Guide Price £725,000 Freehold**

**EPC Rating: D**

# Winters Road, Thames Ditton, KT7

Approximate Area = 1347 sq ft / 125.1 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 1422 sq ft / 132 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2025. Produced for Matthew James. REF: 1320016

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	