



## High Street

Thames Ditton, KT7 0SD

£1,195,000

A well proportioned three-bedroom double-fronted home, ideally positioned in a secluded setting just off Thames Ditton High Street. Blending the charm of a cottage with the simplicity of a fully refurbished modern interior, this property offers a combination of character and contemporary living. The ground floor is centred around a stunning high-specification open-plan kitchen, dining, family room, complete with separate utility room. A bright and spacious living room provides an additional reception space, and there is also a downstairs WC. Both reception rooms feature French doors that open directly onto the walled garden, creating a seamless indoor-outdoor feel. Upstairs, the property boasts three good sized double bedrooms, each with its own en-suite. Two of the bedrooms have private balconies overlooking a beautifully maintained walled garden, along with ample built-in storage throughout. Further benefits include two private parking spaces and offered to the market chain free.

- Modern double fronted family home
- Superb open plan kitchen / family room
- Separate utility room / Ample fitted storage
- West facing walled Garden
- 3 double bedrooms with en-suites
- Quiet private location near the High Street
- Allocated parking for 2 cars
- Chain Free

# Floor Plan

## Hawkes Cottage

Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft

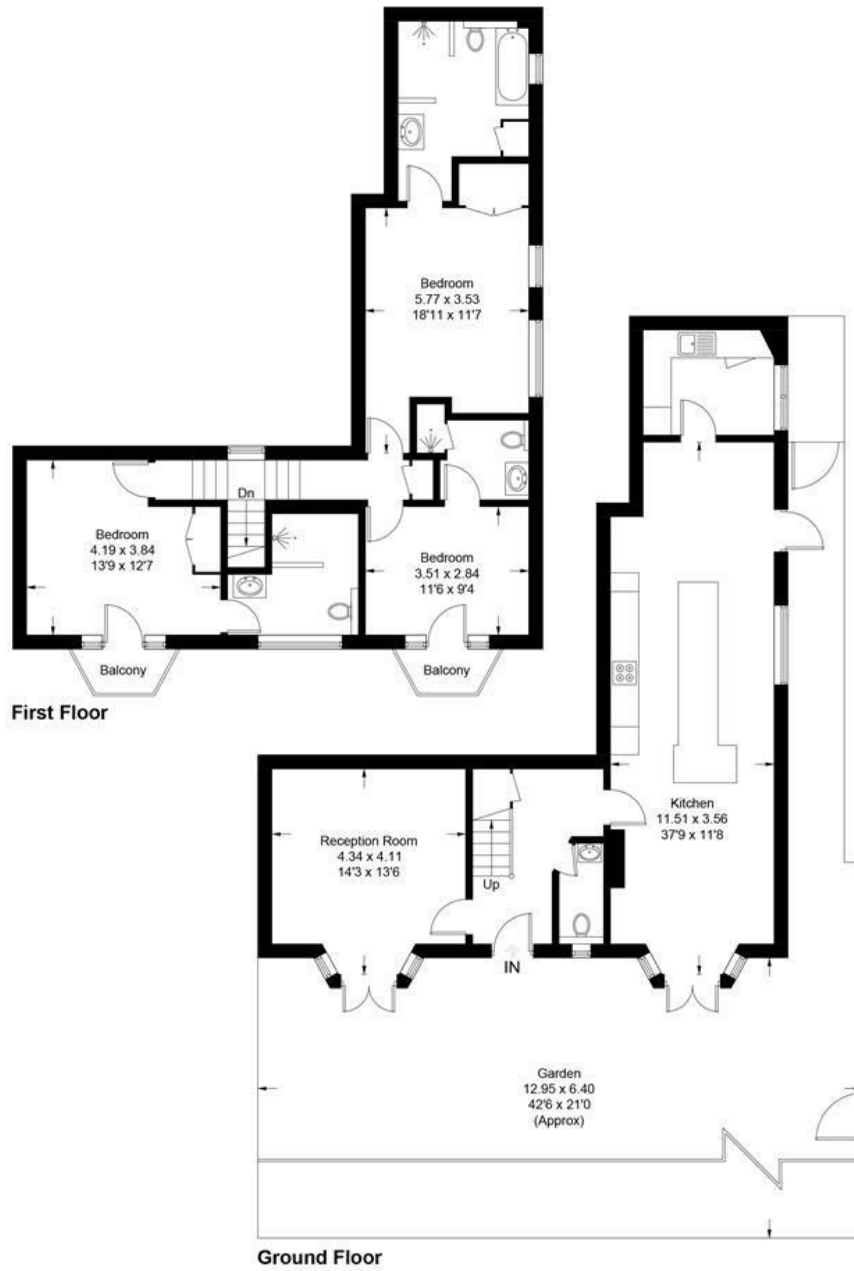
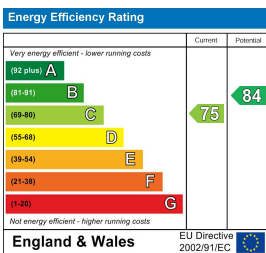


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## Energy Efficiency Graph



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