



**RAWLINSON
&WEBBER.**

High Street, Thames Ditton
Guide Price £375,000 Freehold

Property Description

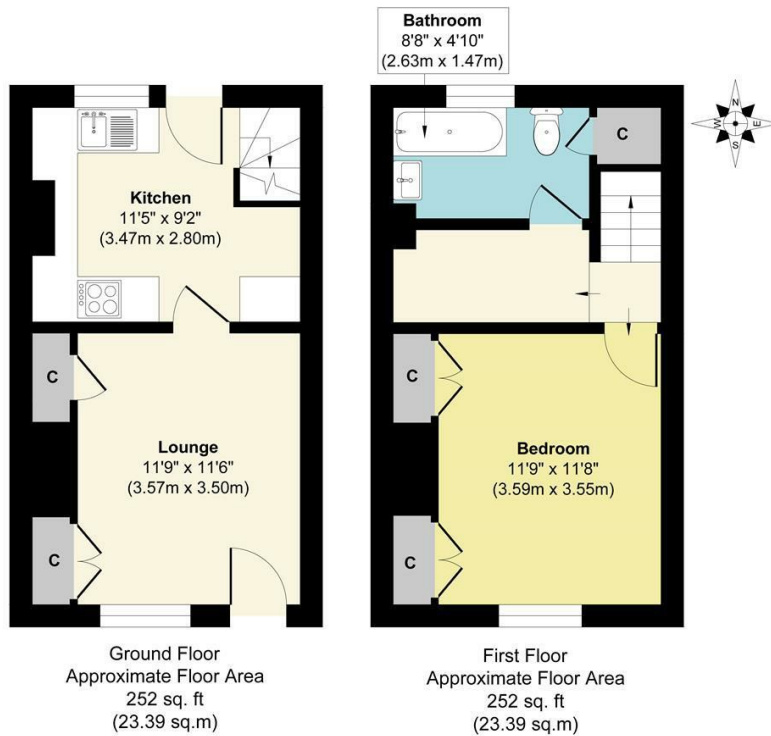
Rawlinson and Webber are delighted to present this charming, locally listed one-bedroom cottage, brimming with potential and ideally situated on Thames Ditton High Street, within the village's sought-after Conservation Area.

Perfectly positioned close to local shops, highly rated schools, popular pubs and restaurants, Thames Ditton Station, and the historic Hampton Court Palace, this property offers both convenience and character in equal measure.

The ground floor features a welcoming front-facing lounge and a fitted kitchen with staircase access to the rear. Upstairs comprises a spacious double bedroom, an additional area ideal for storage or a home workspace, and a bathroom.

Externally, the property benefits from a private rear garden. Having been recently modernised, the cottage now presents a beautifully updated home, blending character with complementary finishes in a highly sought-after location.

Offered with no onward chain. Early viewings are highly recommended.



Approx. Gross Internal Floor Area 504 sq. ft / 46.78 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Features

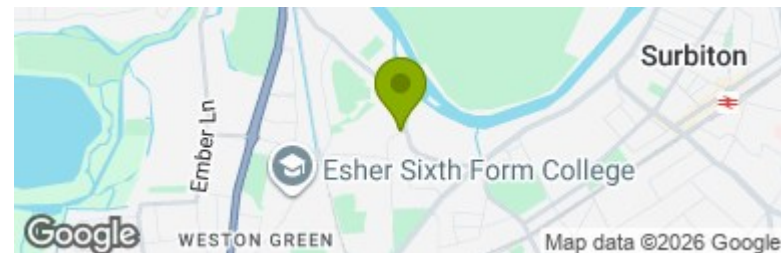
- LOCALLY-LISTED PERIOD COTTAGE
- 1 DOUBLE BEDROOM
- LOUNGE
- FITTED KITCHEN
- ADDITIONAL STORAGE OR WORK SPACE
- BATHROOM
- REAR GARDEN
- LOCATED WITHIN THAMES DITTON'S CONSERVATION AREA
- VACANT POSSESSION & NO ONWARD CHAIN
- SITUATED IN A HISTORIC VILLAGE

Council Tax Band

C

EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(54-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	