



## Portsmouth Road

Thames Ditton, KT7 0XA

£1,295,000



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A substantial five-bedroom modern townhouse, forming part of an exclusive family orientated development in the heart of Thames Ditton near Giggs Hill cricket green. The biggest of the ten properties, offering over 3,300 sqft of versatile accommodation, this impressive home arranged across multiple floors is finished to a high contemporary standard.

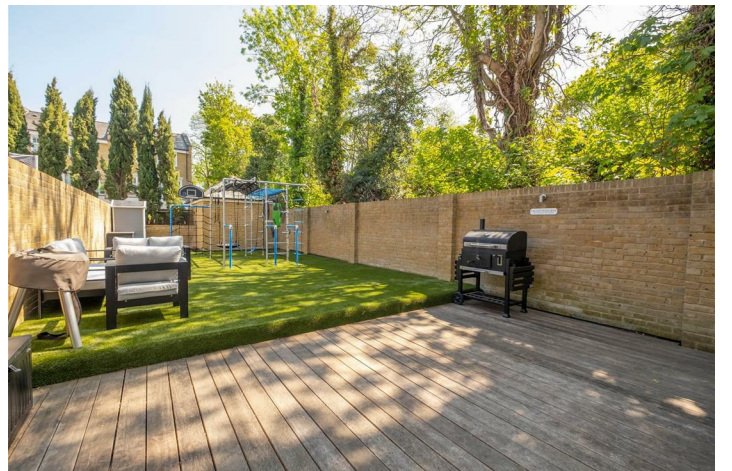
The ground floor is centred around a spacious open-plan kitchen, dining and family area with oak flooring throughout, designed for modern living and entertaining. Bi-fold doors open directly to a private rear garden. The kitchen is well-appointed with integrated appliances and ample storage.

Across the upper floors, the property provides five well-proportioned bedrooms, four of which have full-width fitted wardrobes, including a generous principal suite with en-suite bathroom and balcony with exterior power, alongside additional family bathrooms with rainfall showers.

A standout feature is the extensive lower ground level, offering 2 large additional reception areas - ideal as a cinema/games room, gym or multi-purpose living space. This has direct access to secure underground parking for 2 cars. Also on the lower level is the utility, study and a separate shower room. In catchment for excellent local schools and in reach of Esher, Thames Ditton and Surbiton train stations. Offered to the market with no onward chain.

- Substantial 5 bedroom, 3 bathroom property
- Principle suite with balcony
- Catchment for highly regarded schools
- Secure underground parking for 2 vehicles
- Large open plan reception/kitchen/family room
- Plenty of storage throughout
- Private garden with decking
- Expansive lower ground level
- Beautifully presented
- No onward chain





# Royal Thames Place

Gross Internal Area = 338.4 sq m / 3643 sq ft

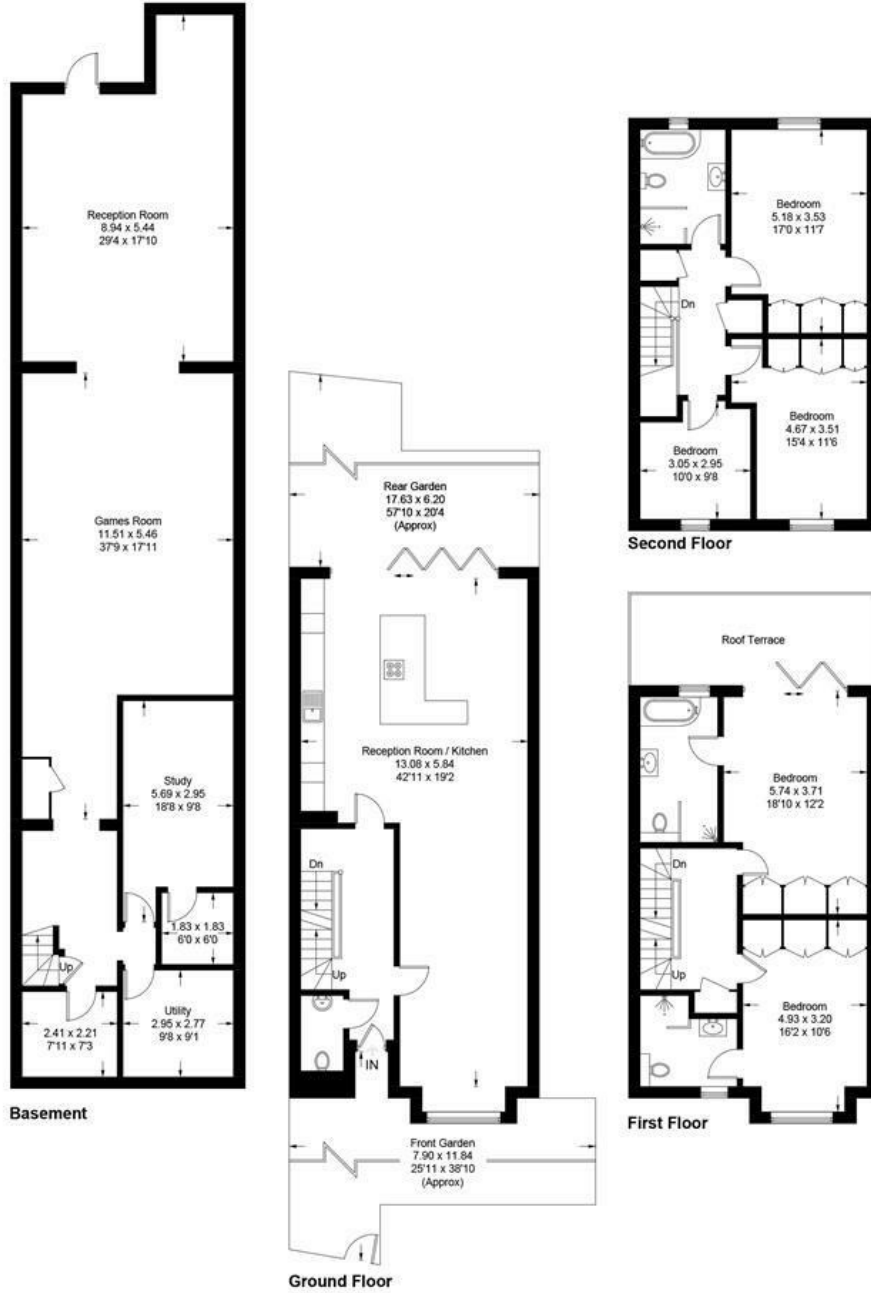
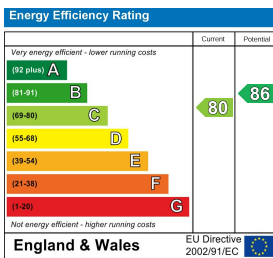


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296809)

## Energy Efficiency Graph



Please contact our HJC Thames Ditton Office on 020 8398 3707 if you wish to arrange a viewing appointment for this property or require further information.

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