



**RAWLINSON
&WEBBER.**

Weston Road, Thames Ditton
Guide Price £699,500 Freehold



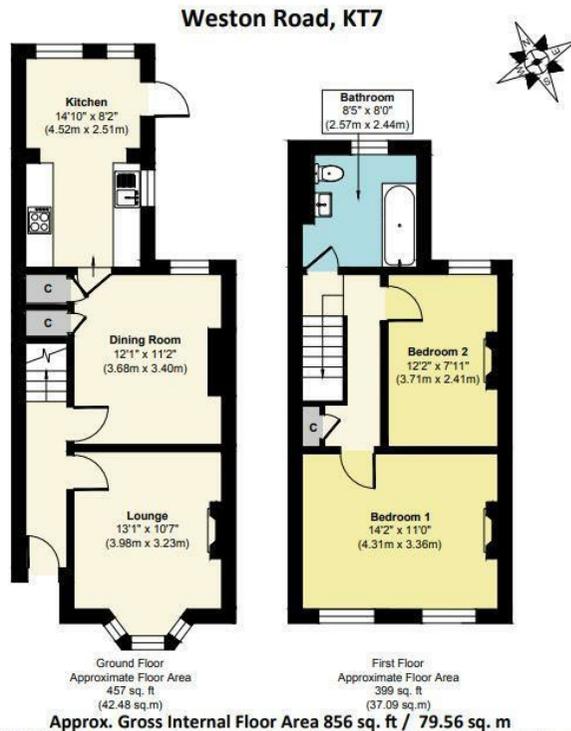
Property Description

Rawlinson and Webber are delighted to present, with no onward chain, this beautiful two-bedroom Victorian cottage, located on Weston Road – a tranquil residential street in the highly sought-after village of Thames Ditton. This picturesque and well-connected location offers the perfect blend of village charm and urban convenience.

The property welcomes you with a bright entrance hallway featuring stair access. To the front, the inviting lounge boasts a charming bay window and period detailing. At the heart of the home is a generously sized dining room, ideal for entertaining, The spacious kitchen/breakfast room is situated at the rear, offering ample fitted units, room for a dining table, and door opening onto the garden, creating a seamless indoor-outdoor flow.

Upstairs, the accommodation comprises two well-proportioned double bedrooms and a large family bathroom. This delightful home retains many character features typical of the Victorian era, including high ceilings, period fireplaces, and generous room proportions throughout.

Externally, the property benefits from a charming walled front garden, a good-sized private rear garden with mature lawn and established shrubbery, and convenient side pedestrian access.



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

- VICTORIAN COTTAGE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- FRONT GARDEN
- REAR GARDEN
- SIDE PEDESTRIAN ACCESS
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

E

