



**RAWLINSON
& WEBBER**

High Street, Thames Ditton
Asking Price £325,000 Freehold

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Property Description

We are delighted to present this stunning one double bedroom freehold house located in Thames Ditton, positioned in a prime and highly sought-after High Street location.

A stand-alone property rich in local history, formerly part of the Old Ginger Beer Plant, this unique home combines character with modern living. Over the last 10 years, the property has undergone a significant refurbishment, including internal refit, offering a great 'turn key' opportunity.

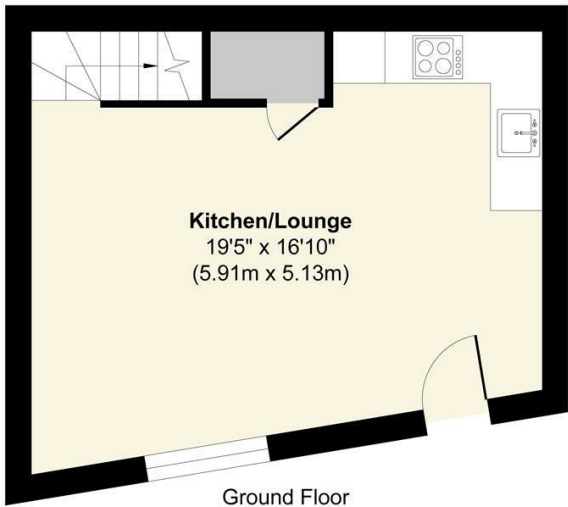
The accommodation is arranged over the first and second floors. The ground floor offers a bright and open-plan living space, featuring a modern fitted kitchen seamlessly flowing into a spacious lounge. Stairs from the lounge lead to the upper level, which comprises a generously sized double bedroom and a nicely finished contemporary bathroom suite.

Further benefits include a loft space with potential to extend (STPP), a private courtyard and no onward chain. All with immediate access to the amenities of Thames Ditton High Street, and excellent transport links, making this an exceptional opportunity for the right buyer.

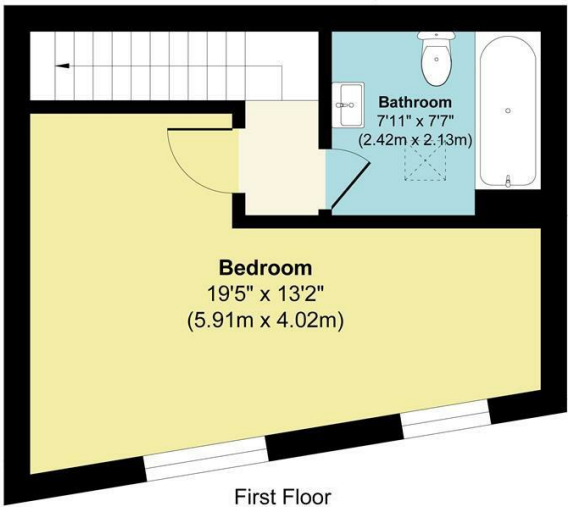
Features

- LINK-DETACHED HOUSE
- 1 DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- OPEN PLAN KITCHEN & LOUNGE
- MODERN BATHROOM
- LOFT SPACE
- PRIVATE COURTYARD
- CLOSE TO LOCAL SHOPS
- CLOSE TO STATION
- NO ONWARD CHAIN

High Street, KT7



Ground Floor
Approximate Floor Area
295 sq. ft
(27.42 sq.m)



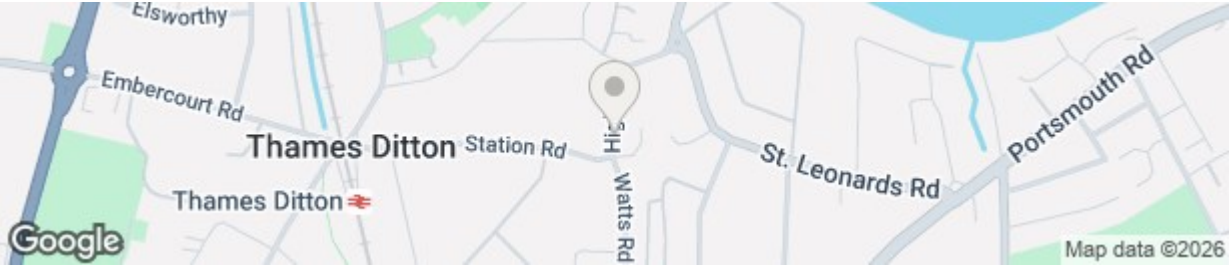
First Floor
Approximate Floor Area
295 sq. ft
(27.42 sq.m)

Approx. Gross Internal Floor Area 590 sq. ft / 54.84 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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Council Tax Band **c** EPC Rating: **C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		