

# HJC

ESTATE AGENCY



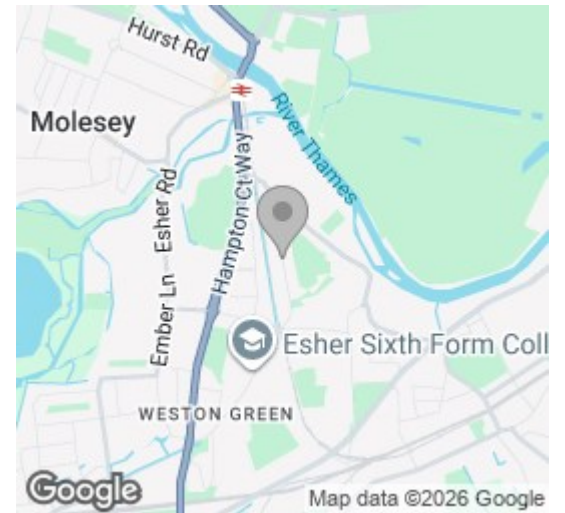
**49 Speer Road**  
Thames Ditton, KT7 0PJ  
**£5,750 Per Month**

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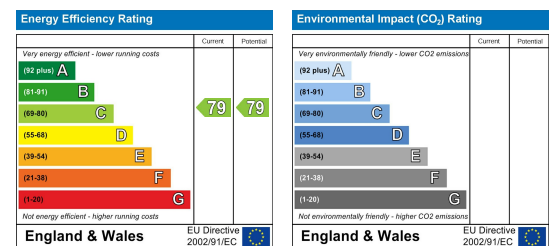
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our HJC Surbiton Office on 020 8390 0404 if you wish to arrange a viewing appointment for this property or require further information.

- Prime residential road near schools and station
- Expansive kitchen/family room, separate playroom
- Utility room & WC, excellent storage throughout
- Off street parking for multiple cars
- Main bedroom with dressing room, wet room
- Three further bedrooms, one with walk in wardrobe
- 115ft west facing garden, raised terrace, outdoor bar/kitchen
- Home office with w/c
- Council tax band G



Unexpectedly back on the market! Nestled in the charming area of Thames Ditton, this impressive detached house offers a perfect blend of space and comfort. Spanning an expansive 3,117 square feet, this property is ideal for families seeking a generous living environment.

Upon entering, you will be greeted by three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout the home. The property boasts four spacious bedrooms, two of which are en-suite and a larger than average family bathroom.

Outside, the property features parking for up to four vehicles, and a beautiful rear garden with decked area and outside bar.

There is also a home office with two areas, w/c all with under floor heating.



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