



## Summary:

A charming two-bedroom cottage built in 1970 with a stylish interior, private garden and a location that quietly ticks every box. Tucked away within this attractive row of cottages offers a wonderful blend of character, comfort and everyday practicality, all within easy reach of Thames Ditton village, the river and the station. The accommodation flows well and feels well balanced throughout. To the front of the house is a welcoming sitting room, filled with natural light and centred around a fireplace, creating a cosy yet elegant space to relax. This leads through to a thoughtfully fitted kitchen, featuring contemporary units, ample worktop space and a bright outlook to the rear. There is also a modern family bathroom finished in a clean, neutral style. Ideally located close to village shops, cafés, riverside walks and Thames Ditton station, offering direct services into London Waterloo in around 30 minutes or a 17 min walk to Surbiton for fast train. Well regarded local schools nearby

**Attractive two-bedroom cottage**

**Bright reception room with fireplace**

**Modern kitchen and rear conservatory**

**Private, low-maintenance rear garden**

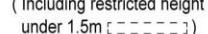
**Excellent village location close to shops and the river**

**Thames Ditton station nearby with direct trains to**

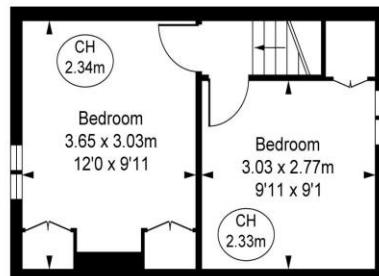


## Gloucester Cottages, Rushett Close, KT7

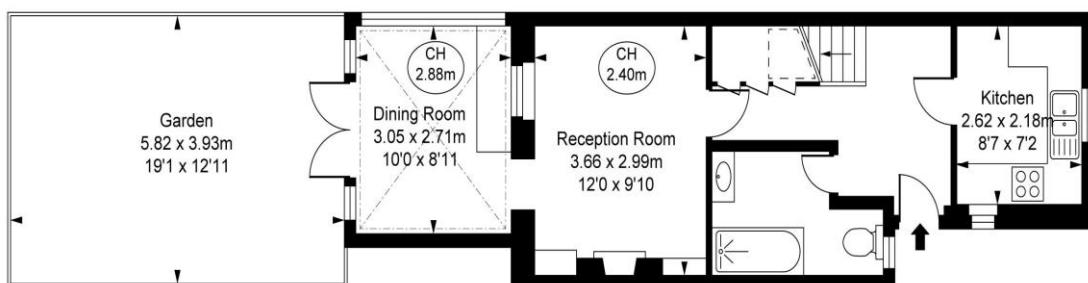
Approximate Gross Internal Area  
63.49 sq m / 683 sq ft

( Including restricted height  
under 1.5m  )

( CH = Ceiling Heights )



First Floor  
Approximate Gross Internal Area  
22.48 sq m / 242 sq ft



Ground Floor  
Approximate Gross Internal Area  
41.01 sq m / 441 sq ft



PRECISION  
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	79
(81-91)		B	55
(69-80)		C	
(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	
www.EPC4U.COM			

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.