



barnard marcus

Queens Drive, Thames Ditton, KT7 0TW


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welcome to
Queens Drive, Thames Ditton

A beautifully presented four-bedroom semi-detached home perfectly positioned on one of Thames Ditton's most desirable residential roads.

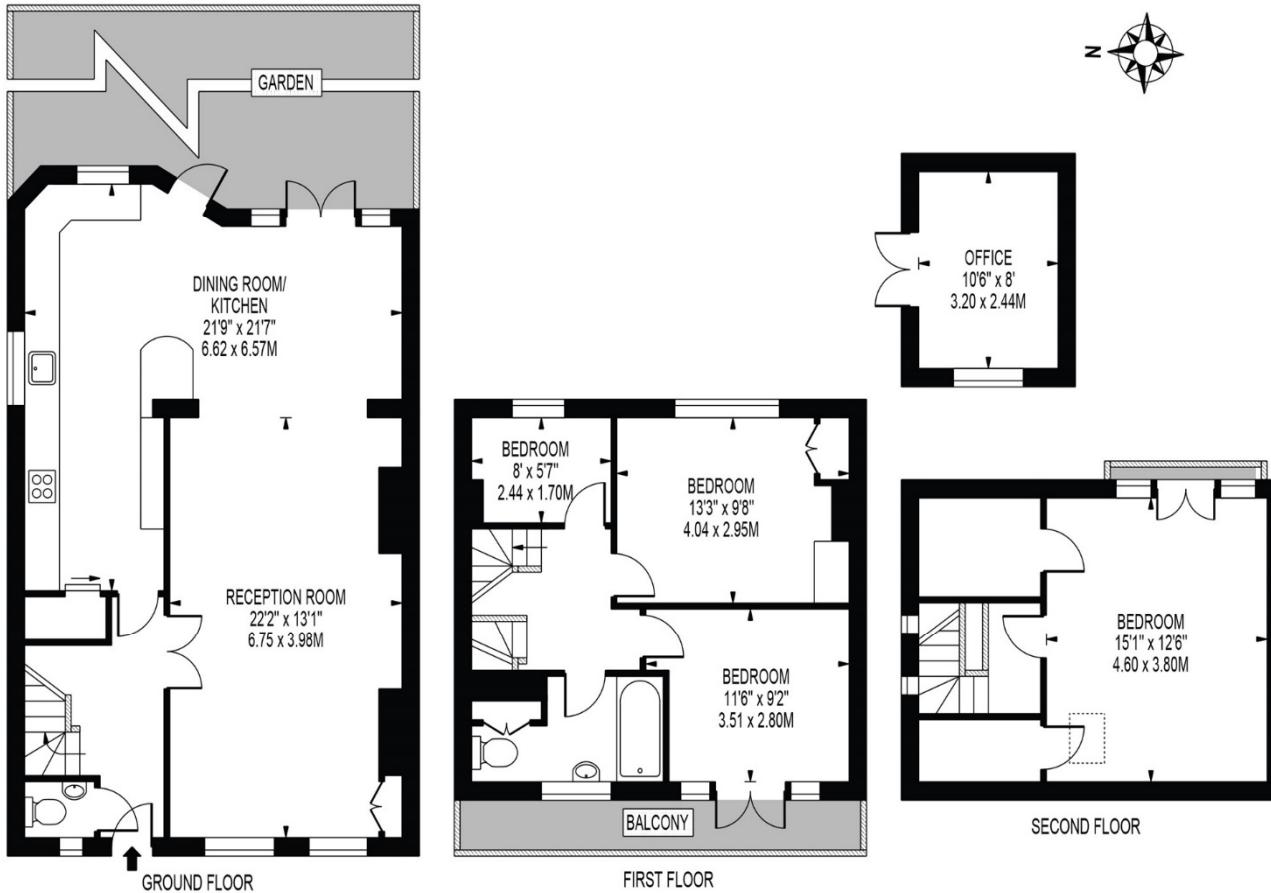


QUEENS DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1423 SQ FT - 132.18 SQ M

(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 84 SQ FT - 7.81 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Situated on the desirable Queens Drive, this impressive four-bedroom semi-detached home offers generous living space, modern interiors and excellent family accommodation within easy reach of local amenities, green spaces and highly regarded schools. The location further benefits from being just 50 meters from the Thames and has river access rights making it ideal for paddle-boarding, kayaking or swimming.

The ground floor features a welcoming entrance hall leading to a bright and spacious open-plan living/dining area, ideal for both everyday family life and entertaining. Large windows and glass doors allow natural light to fill the space, opening onto a well-maintained rear garden perfect for outdoor dining and relaxation. A contemporary kitchen provides ample storage, quality appliances and a stylish finish.

Upstairs, the property offers four well-proportioned bedrooms, including a superb principal bedroom with plenty of built-in storage. A modern family bathroom serves the remaining bedrooms with an additional WC.

The garden provides an excellent outdoor retreat with the additional benefit of a versatile garden office with double doors for sunny days and sound-proof insulation, currently used for live streaming & music recording.

Queens Drive offers a strong community feel whilst being ideally positioned for Thames Ditton village, Hinchley Wood & Surbiton as well as offering excellent transport links into London, nearby parks plus access to top-rated schools.

welcome to

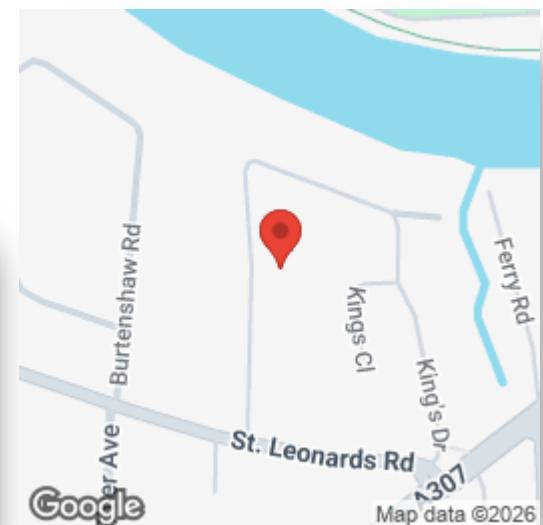
Queens Drive, Thames Ditton

- Four Bedrooms
- Semi Detached
- Outbuilding/Office
- Highly Desirable Road
- Excellent Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£1,150,000



view this property online barnardmarcus.co.uk/Property/SUR109178

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SUR109178 - 0005

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