

# HJC

ESTATE AGENCY



**1 Ashley Road**  
Thames Ditton, KT7 0NH  
£3,400 PCM



3 2 2 C

## Floor Plan



TOTAL FLOOR AREA: 1258 sq. ft. (116.9 sq. m.) approx.

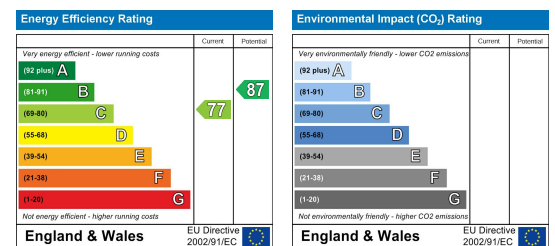
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Efficiency Graph



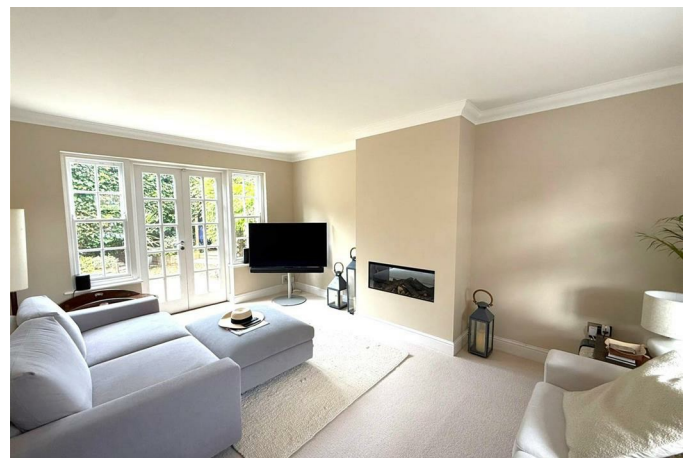
## Viewing

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.

- Village Location
- Private Parking Available
- Available part/un-furnished
- Council Tax Band E
- 8-minute walk from Thames Ditton train station
- Double height master bedroom
- Two gardens with additional storage



A truly unique 3-bedroom semi-detached home, in the heart on Thames Ditton village. This charming and spacious property features a beautiful kitchen which benefits from an island unit, integrated appliances/range cooker, open plan dining area and doors leading out to the garden. There is a separate dual aspect sitting room and downstairs W.C.. Upstairs comprises of a spectacular, double-height principle bedroom with built in wardrobes and ensuite, 2 further double bedrooms and family bathroom. The accommodation further benefits from off-road parking, and being just an 8 minute walk to Thames Ditton train station. Available from 1st May, offered unfurnished. Council tax band E.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.