

# HJC

HIGHER VALUES



## Southville Road

Thames Ditton, KT7 0UL

Guide Price

£1,175,000

A beautiful Edwardian 4 bedroom, 2 bathroom semi-detached family home with striking kerb appeal - walking distance to both Thames Ditton and Surbiton rail links, recreation ground, local shops and Hinchley Wood School. Extended over 3 floors this house has contemporary flair, yet maintains character traits of the period such as high ceilings, working fireplaces and good proportioned rooms. The property further benefits a mature garden with raised deck terrace and a garage accessed via shared driveway.

- 4 Bedroom semi-detached. Tenure: Freehold. Council Tax Band: F
- Charming living room with feature fireplace
- Family room with doors to garden
- Mature garden with raised decking terrace
- Hinchley Wood School catchment
- Period property with modern enhancements
- Open plan kitchen/diner
- Family bathroom & en-suite
- Shared drive to garage
- Walking distance to Surbiton and Thames Ditton train stations

# Floor Plan

## Southville Road, KT7

Approximate Gross Internal Area = 155 sq m / 1669 sq ft

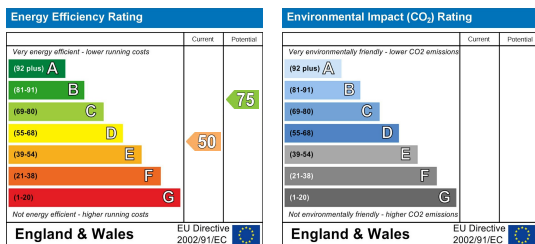
Garage = 15.9 sq m / 172 sq ft

Total = 170.9 sq m / 1841 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2022 hello@london58.com

## Energy Efficiency Graph



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