

HJC

HIGHER VALUES



Speer Road

Thames Ditton, KT7 0PJ

£1,600,000

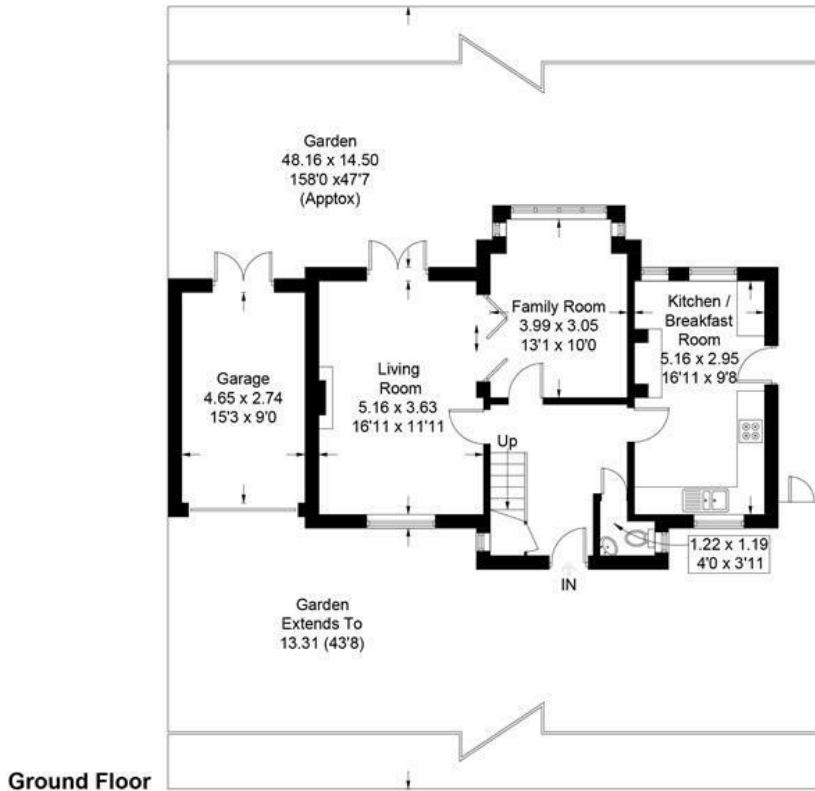
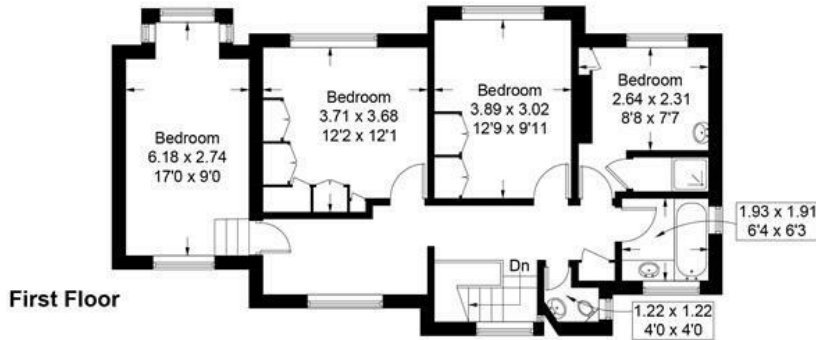
Larch Tree Cottage is a substantial 4 bedroom detached house built in 1929. With glorious kerb appeal, located on a prominent plot in a prime residential road in Thames Ditton, this is one of the few remaining properties on the road that offers substantial scope to modernise and extend, STPP. Further benefitting a 150ft west-facing garden bursting with mature shrubs and trees, a garage and off-street parking for several cars. A short stroll from excellent schools, independent gym, train station and local amenities. This property is an opportunity for someone looking to put their own stamp on their forever home. NO ONWARD CHAIN.

- Detached 4 bedroom property
- Kitchen & bathroom
- Garage & off street parking for several cars
- Sought after residential road
- No onward chain
- 2 reception rooms
- 150ft West facing garden
- Scope to extensively modernise & extend STPP
- Short walk to village, train station & outstanding local schools
- Tenure: Freehold. Council Tax Band: G

Floor Plan

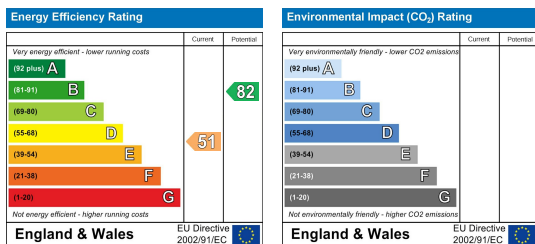
Speer Road, KT7

Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 143.8 sq m / 1548 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



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.