

# HJC

HIGHER VALUES



## Giggs Hill Gardens

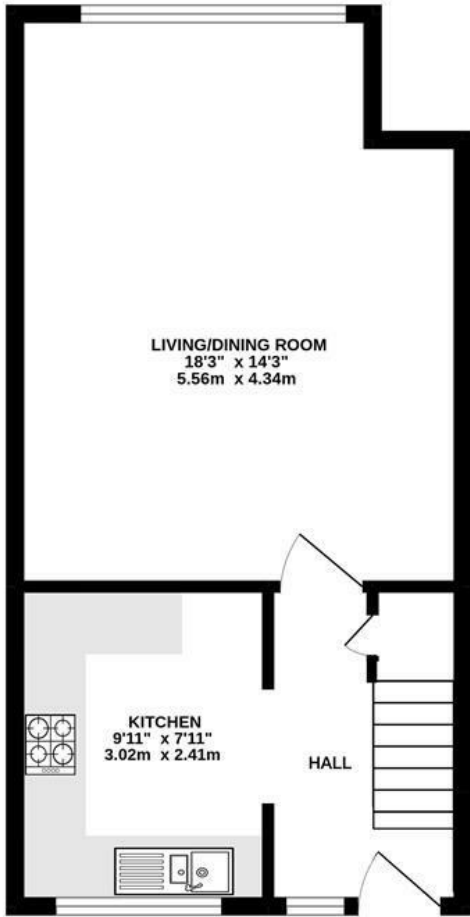
Thames Ditton, KT7 0AS

£435,000

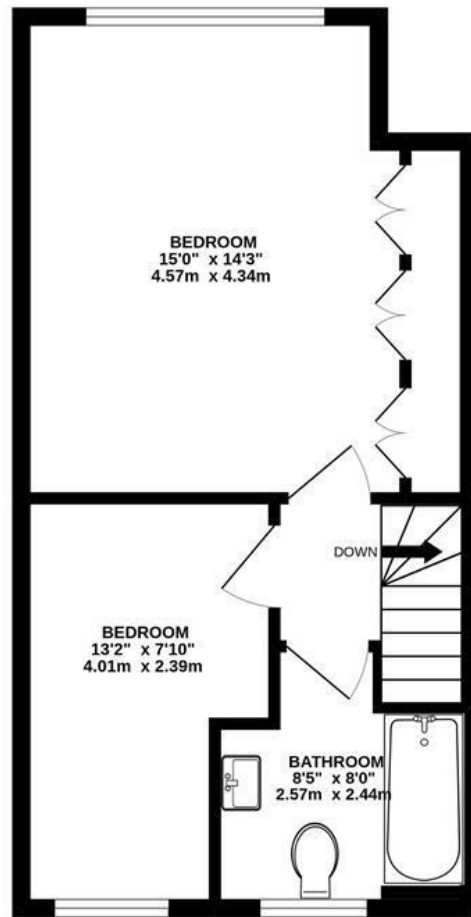
A stunning split level, 2 double bedroom flat measuring in excess of 800ft<sup>2</sup>, in a beautiful location overlooking Giggs Hill Green. Arranged over two floors, it has a well-fitted, contemporary kitchen and a spacious, light and airy living/dining room. The hallway and stairs lead to a 15x14ft master bedroom with triple fitted wardrobes, a further double bedroom, bathroom and large, boarded loft space. Boasting double-glazing, original parquet flooring and views across the cricket green. Giggs Hill Gardens benefits from ample parking and easy access to the village, transport, schools and open-spaces.

- 2 double bedroom split level flat
- Modern kitchen with integrated appliances
- Loft storage
- Views across Giggs Hill Green
- Easy access to train, schools and village amenities
- Large reception room with parquet flooring
- Over 800ft<sup>2</sup> of internal space
- Sizeable communal gardens & parking
- Share of freehold. Lease: 930 years remaining
- Council Tax band D. Service Charge £1,140 per annum

# Floor Plan



FIRST FLOOR FLAT

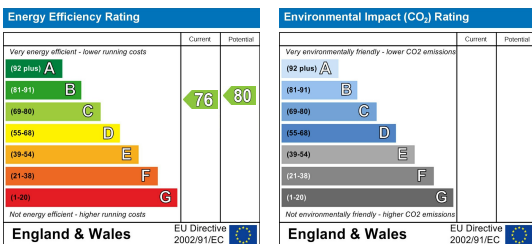


SECOND FLOOR

GIGGS HILL GARDENS, THAMES DITTON  
INTERNAL FLOOR AREA (APPROX.) 805 sq ft/ 74.8 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.

## Energy Efficiency Graph



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