

# H J C

HIGHER VALUES



## Read Close

Thames Ditton, KT7 0BN

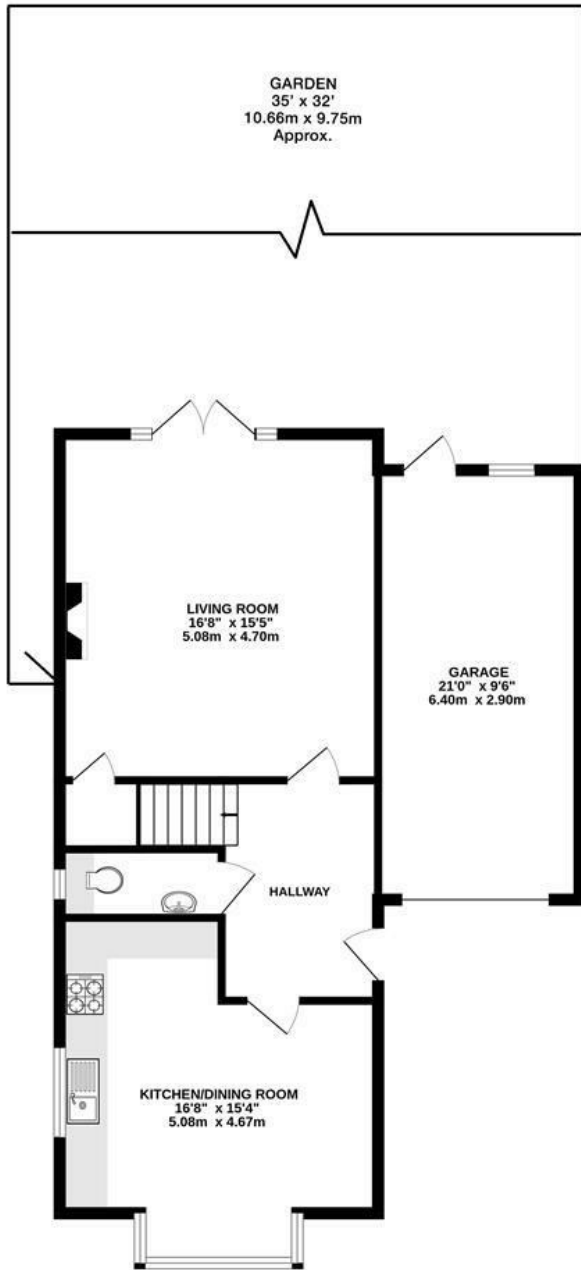
Guide Price

£1,100,000

NO ONWARD CHAIN. Located in an enviable position overlooking Giggs Hill Green is this modern 4 bedroom, 2 bathroom family home. From the generous welcoming hall and enjoying the view to front is the kitchen/dining room, which has a pretty bay window. To the rear is a well-proportioned reception room which opens to a west-facing garden, with patio area and garden shed. Off the hall is a downstairs WC and stairs to the first floor, which comprises 4 bedrooms and the main bathroom. The principle bedroom to front benefits from an ensuite shower room and features a wall of fitted wardrobes a pretty arched window, giving views across the green. The property also benefits off street parking, a good sized garage and the possibility for extension (STPP). Just a stones throw from the village centre and all amenities, catchment for local schools and train links to London Waterloo from Esher, Thames Ditton and Surbiton. Private road, service charge circa £450 per annum.

- 4 bedroom family home
- Prime location overlooking cricket green
- Kitchen/dining room
- Garage
- Close proximity to well-regarded schools
- 2 bath/shower rooms
- Large reception room opening to west-facing garden
- Scope to modernise and extend (STPP)
- Off street parking
- Short walk to Thames Ditton station with links to London Waterloo

# Floor Plan



GROUND FLOOR

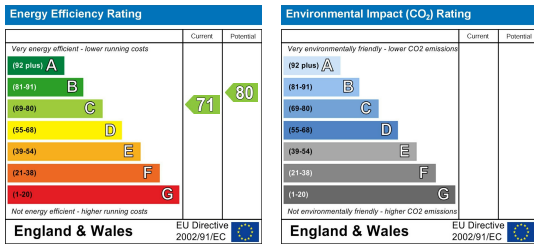
**READ CLOSE, THAMES DITTON**  
**INTERNAL FLOOR AREA (APPROX.)**  
1506 sq ft/140.0 sq m

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 © 2023.



FIRST FLOOR

## 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.