





# HJC

HIGHER VALUES



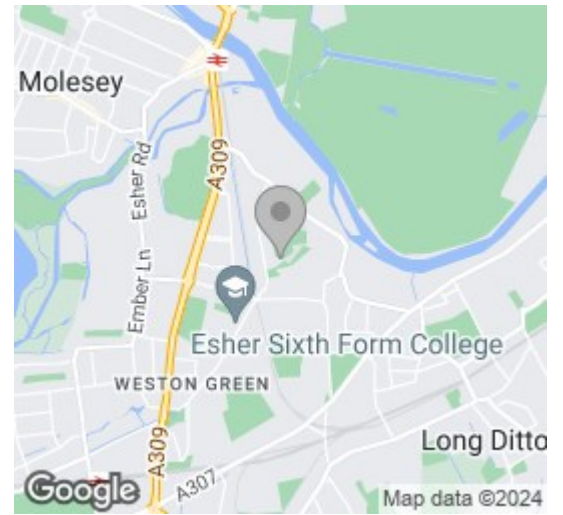
**3 St. Nicholas Road**  
Thames Ditton, KT7 0PH  
£5,500 Per Month

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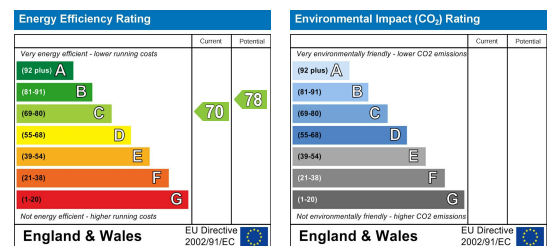
## Floor Plan



## 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.

- Rarely Available Detached Family Home
- Open plan living accommodation
- Additional Annexe
- Off-Street Parking and Double Garage
- Stunning views over the playing fields
- Close to Thames Ditton Station and shops
- Council Tax Band G
- Available end of April
- Option to rent the house without the annexe



Unique property on the edge of our lovely village conservation area with glorious views across acres of greenery.

This fabulous, detached 4 bedroom family home situated on a private road in within close proximity to the station. Rarely available, and benefitting from: a modern fitted kitchen, open into 2 large reception rooms with bi-folding doors on to the low maintenance garden. Downstairs WC, Utility room with door onto larger than average double garage, additional office/spare bedroom. Stairs rising to first floor offering 4 double bedrooms, 2 of which are en-suite and brand new family bathroom. As if that is not enough, there is also a private annexe, accessed by it's own front door, with downstairs shower room and spiral staircase to a large studio space and door on to a roof terrace with views over the cricket ground. Unfurnished and available end of April.

A holding deposit will be taken to secure the property if your offer is accepted.



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.