

THISTLEDENE, THAMES DITTON, KT7

A substantial four-bedroom house extending to approximately 1,562 sq. ft, ideally situated on a highly sought-after residential road in the heart of Thames Ditton. The property has been enhanced by a superb ground floor extension, creating an impressive open-plan kitchen/living space with a central island and direct access onto the rear garden. There are two further reception rooms, providing exceptional lateral living and entertaining space. The south-west facing rear garden extends to approximately 80 ft, and further benefits include off-street parking, a garden summer house, and potential to extend further (STPP).

Thistledene is an attractive, highly regarded residential road, positioned approximately 0.3 miles from Thames Ditton station which provides regular services to London Waterloo, while the A3 is also within easy reach. The village's excellent selection of cafes, restaurants, shops and amenities are all close by. The River Thames and Hampton Court Palace are approximately 0.8 miles away, offering opportunities for recreation. The area is also well regarded for its excellent selection of state and independent schools.

Key Features

- Four-bedroom house
- Extending to approximately 1,562 sq ft
- Superb open-plan kitchen/living space with central island
- Two further reception rooms
- Ground floor WC
- Approximately 80 ft south-west facing rear garden
- Off-street parking and front storage shed
- Potential to extend further (STPP)
- Approximately 0.3 miles from Thames Ditton station
- Close to the River Thames, Hampton Court and highly regarded schools

TENURE Freehold

LOCAL AUTHORITY Elmbridge Borough Council

EPC BAND D

SUBSTANTIAL FOUR-BEDROOM HOUSE WITH AN IMPRESSIVE OPEN-PLAN KITCHEN, 80 FT GARDEN AND OFF-STREET PARKING, ON A SOUGHT-AFTER ROAD IN THAMES DITTON.







Classification L2 - Business Data



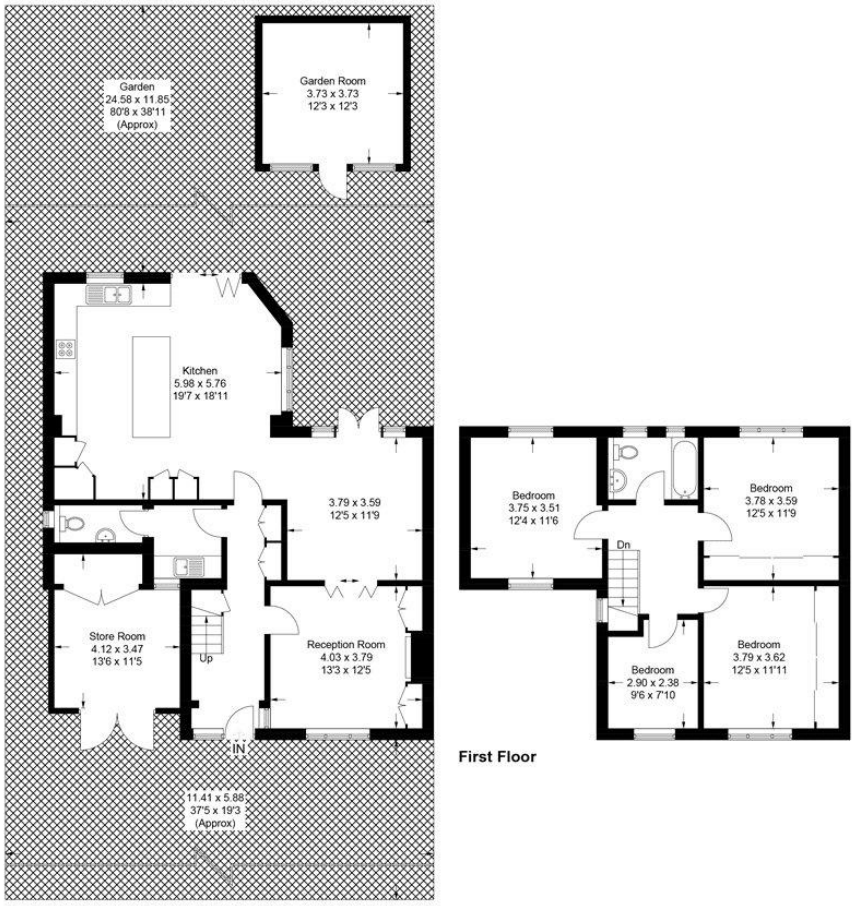


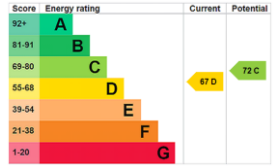




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Approximate Gross Internal Area = 145.1 sq m / 1562 sq ft
Store Room = 13.1 sq m / 141 sq ft
Garden Room = 14.1 sq m / 152 sq ft
Total = 172.3 sq m / 1855 sq ft





Wandsworth Sales 020 8767 7711

wandsworthresisales@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

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