LOCATED IN A POPULAR RESIDENTIAL CUL DE SAC IN CLOSE PROXIMITY TO THE VILLAGE
HAYWARD ROAD, THAMES DITTON, SURREY, KT7 0BF

Unfurnished, £2,800 pcm  + £285 inc VAT tenancy paperwork fee and other charges apply.*
Available from 20th June 2018
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HAYWARD ROAD
THAMES DITTON, SURREY, KT7 0BF
£2,800 pcm Unfurnished

- popular cul de sac
- 5 bedrooms
- 3 bathrooms
- 3 reception rooms
- kitchen
- garden
- garage & off street parking
- 0.7 miles Thames Ditton station
- EPC Rating D
- Council Tax H

Situation
Hayward Road is situated in the highly desirable Seymour Grange private development, off Giggs Hill Green cricket field in Thames Ditton. The development is privately maintained, and includes tennis courts, basketball courts, playground, and open fields.

The property is in the catchment for Ofsted Outstanding Primary and Senior schools.

The quintessentially English High Street is a 10 minute walk away and there are excellent transport links into London via Surbiton with regular trains from 17mins into London Waterloo, or Thames Ditton railway.

Description
A well-proportioned detached home in a sought after residential location, popular with commuters and families.

The entrance hall leads to the kitchen, study and through to the open plan lounge & dining room. Both rooms open to the rear patio & garden.

To the first floor, there are 4 bedrooms and 2 bathrooms, with the master bedroom occupying the whole of the top floor. Featuring a walk in wardrobe, spacious en suite and a separate area for a study/sitting area, there is plenty of accommodation.

To the outside, the paved driveway is sufficient for 1-2 cars and gives access to the detached garage. The front and rear gardens mainly laid to lawn and are of a reasonable size.

Energy Performance
A copy of the full Energy Performance Certificate is available
Hayward Road, Thames Ditton

Approximate Gross Internal Area = 185.2 sq m / 1933 sq ft
(Including Eaves)

Ground Floor

- RECEPTION ROOM 16'3" x 12'5"
  4.95m x 3.78m
- DINING ROOM 12'6" x 9'11"
  3.81m x 3.02m
- KITCHEN / BREAKFAST ROOM
  13'1" x 8'10"
  3.99m x 2.69m
- STUDY 10'1" x 8'11"
  3.07m x 2.72m

First Floor

- BEDROOM 14'9" x 9'8"
  4.50m x 2.95m
- BEDROOM 12'5" x 7'11"
  3.78m x 2.41m
- BEDROOM 10'1" x 9'1"
  3.07m x 2.77m

Second Floor

- DRESSING ROOM 12'1" x 7'3"
  3.69m x 2.22m
- BEDROOM 28'2" x 22'11"
  8.59m x 6.88m
- EAVES

Viewing

Strictly by appointment with Savills.
“Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required, inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £99 (inc VAT) for a one bedroom flat in the country and maximum of £562 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20171109AS11

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