A BEAUTIFULLY MAINTAINED 5 BEDROOM, 3 BATHROOM FAMILY HOME, PRESENTED IN IMMACULATE ORDER

HAYWARD ROAD, THAMES DITTON, SURREY, KT7 0BE

Unfurnished £4,250 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 17/06/2019
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 17 mins into London Waterloo, or Thames Ditton railway.

Description
A newly available detached family home located in a sought after residential location in the very popular village of Thames Ditton.

The Property is presented in fine order throughout and features hard flooring throughout the ground floor. The entrance hall leads to the kitchen which is kitted out with integrated appliances, granite work tops and high-gloss units. There is a study, dining room with double doors to the drawing room (with feature fireplace), and french doors out to the well-proportioned conservatory. There is also a small garage/store area and separate utility room, as well as a downstairs cloakroom to the ground floor.

The guest suite, 3 further bedrooms and a family bathroom are to the first floor, with the master bedroom occupying the whole loft space.

The accommodation is bright & airy throughout and offers all of the amenities needed for family living.

Externally, the rear garden is mainly laid to lawn and offers privacy & seclusion and to the front, the paved driveway offers parking for a couple of cars.

0.7 miles to Thames Ditton station offering trains to Waterloo from 31 minutes.
Hayward Road
Approximate Gross Internal Area = 211.4 sq m / 2275 sq ft
(Excluding Eaves)
Garage / Utility = 14.1 sq m / 152 sq ft
Total = 225.5 sq m / 2427 sq ft

FLOORPLANS

Gross internal area: 2427 sq ft, 225.5 m²
Energy Performance A copy of the full Energy Performance Certificate is available on request.
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 in fee charged at the start 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 £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (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 may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190326ASTI

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