



CHARACTERFUL HOME WITH DELIGHTFUL GARDEN ROOM

16 KINGS DRIVE, THAMES DITTON KT7 0TH



IDEAL LOCATION FOR VILLAGE AMENITIES

16 KINGS DRIVE THAMES DITTON KT7 0TH

2 reception rooms ♦ Kitchen/breakfast room ♦ Garden room ♦ Utility room ♦ Shower room with wc ♦ 4 bedrooms ♦ Bathroom ♦ Garden ♦ EPC rating = E

Situation

Kings Drive is ideally located just a short distance away from the river and the heart of the village where you will find a range of amenities such as coffee shops, bakers, restaurants and a gift shop. Thames Ditton station is located 0.8 miles away, whilst Surbiton station is 1.4 miles away (providing regular and direct services into London Waterloo from 31 and 18 minutes respectively).

Thames Ditton is also a popular area with families as it benefits from excellent local state and independent schools. As well as the local village shops, Kingston Upon Thames provides a more extensive range of shopping, whilst nearby Esher and Hampton Court offer a range of bars, restaurants and cinema.



Description

You are welcomed in to this lovely home via a covered porch to the entrance hall. Located on the right is the generously sized reception room with front aspect and feature fireplace providing a focal point. Adjacent is the sitting room which has a built in storage cupboard and also features a fireplace. To the rear of the home you will find the kitchen/breakfast room which has an ample range of both wall and base units and integrated appliances. A utility room and separate shower room with wc can be accessed from here. Set at the rear of the house is a delightful garden room which is a wonderful spot to sit and enjoy the views. Doors open directly to the patio area.

The accommodation on the first floor comprises a large master bedroom, 3 further bedrooms and a family bathroom.

Externally to the rear the garden is mainly laid to lawn with a terrace. To the front the property is set behind a mature hedge which provides seclusion.



Tenure:
Freehold

Local Authority:
Elmbridge Borough Council

Viewing:
Strictly by appointment with Savills



Kings Drive, Thames Ditton

Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

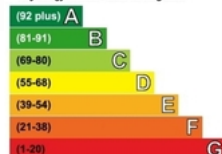
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
52	83