



# Charming home close to amenities

**6 Claremont Terrace, Portsmouth Road, Thames Ditton KT7 0XP**

Freehold



Open plan living/dining room • Kitchen • Versatile basement accommodation • 2 bedrooms • Bathroom • Garden • Off-street parking

### Local information

Less than half a mile from the heart of Thames Ditton village, this pretty home is ideally located for local amenities. Thames Ditton station is just 0.9 miles away and provides regular and direct trains into London Waterloo in 31 minutes. Faster trains run from Surbiton station which is just 1.2 miles away. The area is popular with families as it offers an excellent range of state and independent schools.

### About this property

The ground floor accommodation of this delightful period home comprises a generous living/dining room featuring exposed wood flooring and direct garden access to the rear. The kitchen has ample wall and base mounted cabinetry, integrated

appliances and also benefits from direct garden access. Stairs lead down from the reception room to a basement level. This is a spacious and versatile area, currently configured as office space, and benefits from its own separate external access to the front of the property. On the second floor of the property you will find 2 bedrooms and a family bathroom. Externally there is a private and well screened mature garden to the rear which has both a lawn area and terrace, ideal for al fresco dining. There is off-street parking to the front of the property.

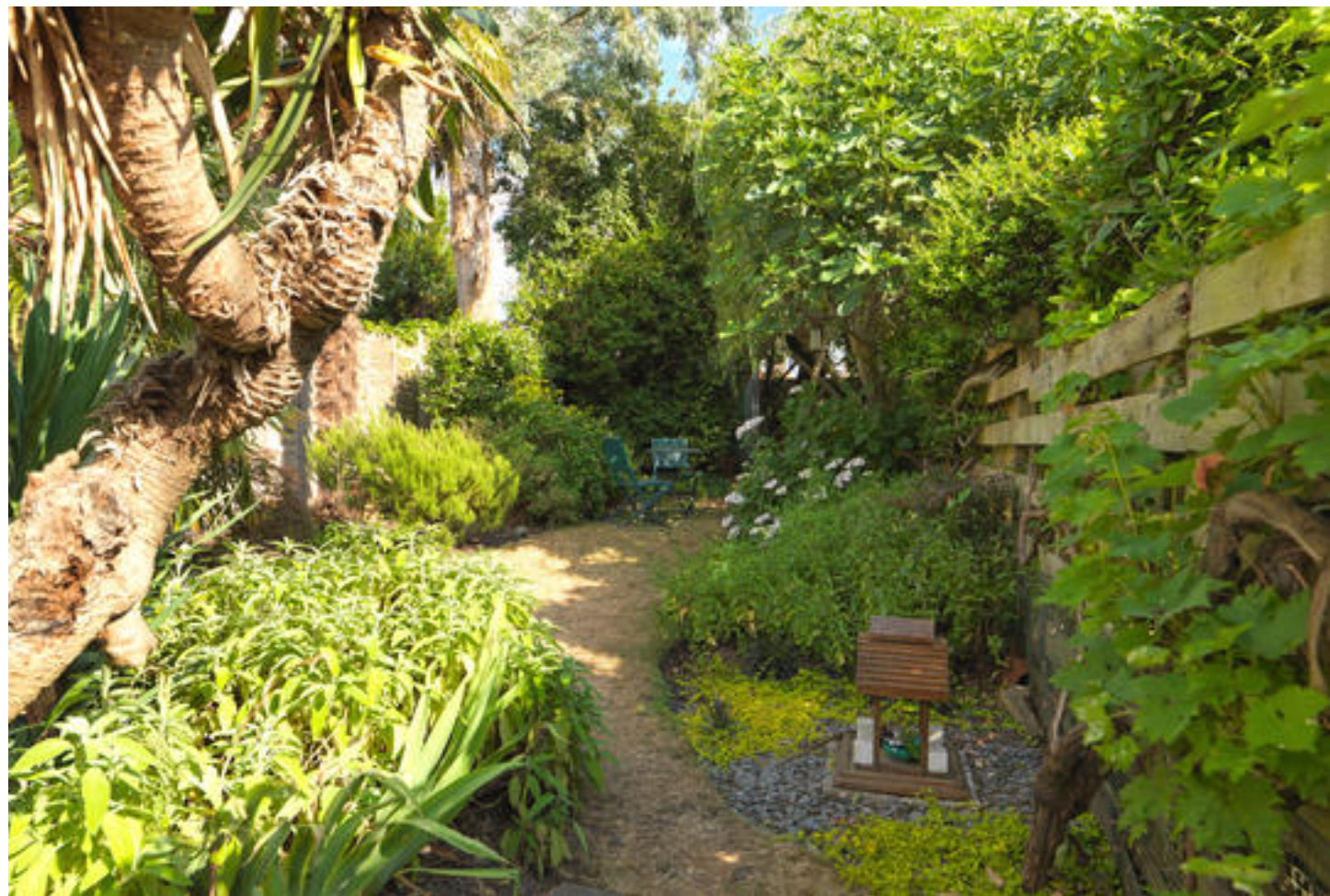
### Tenure

Freehold

### Viewing

Strictly by appointment with Savills







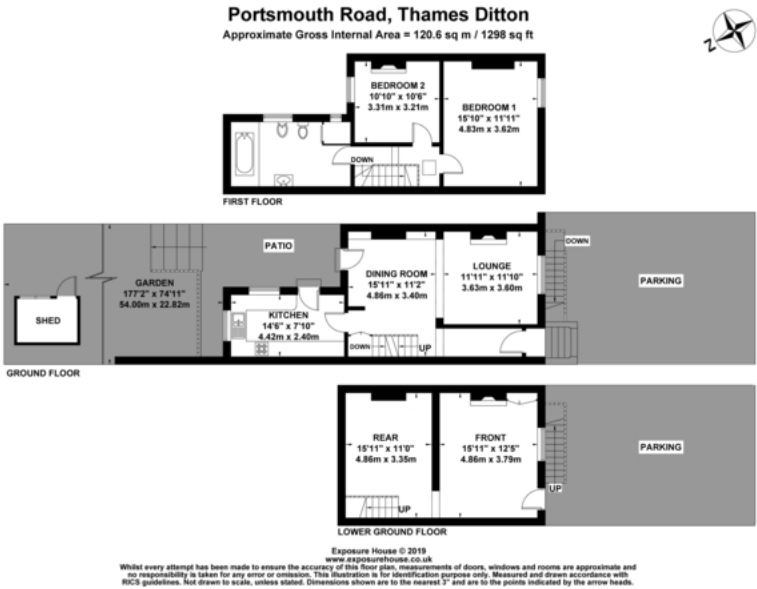
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>46</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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