



Spacious townhouse in private development

33 Lynwood Road, Thames Ditton KT7 0DJ

Freehold



2 reception rooms • Kitchen • 4 bedrooms • 4 bathrooms • Utility room • Cloakroom • Garage and off street parking • Garden

Local information

Situated in a sought after private development this property is ideally located half a mile from Hinchley Wood station which provides regular and direct trains into London Waterloo from 31 minutes. Faster trains are provided at Esher station which is just a mile away (from 23 minutes).

Both the High Street of Thames Ditton and Hinchley Wood parade are within 1 mile of the property and offer convenience shops and services.

The Elmbridge Borough is popular with families as it offers an excellent range of state and independent schools including Hinchley Wood School (0.3 miles).

Situated just yards from the property is a recreation ground providing a wonderful open space to enjoy for those with children.

About this property

This spacious family home is arranged over 4 floors with steps leading up to the first floor level where you will find a kitchen and a large reception room to the rear boasting a gas fire with a stylish stone surround and door out to a balcony overlooking the rear garden and recreation ground beyond.

On the ground floor you will find a study/family room with double doors accessing the rear garden. A utility room, shower room and access to the integral garage

completes the accommodation on this floor.

The bedroom accommodation can be found over the second and third floors.

There are three bedrooms on the second floor, one of which benefits from an en suite shower, and a family bathroom.

The principal bedroom is on the third floor and includes a beautifully appointed bathroom, built in wardrobes and access to eaves storage.

Externally the property benefits from parking to the front in addition to the integral garage.

There is a south facing garden to the rear which is mainly laid to lawn and has a paved patio area directly behind the house.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





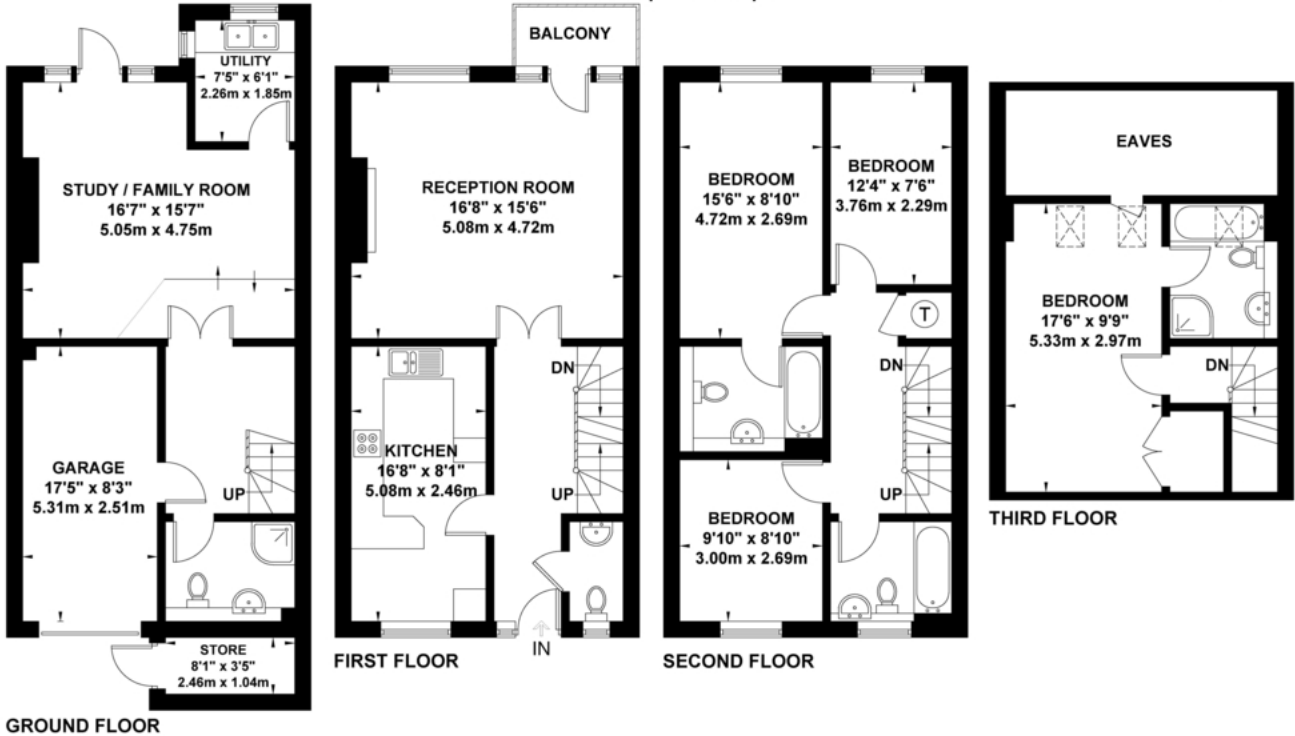
Lynwood Road, Thames Ditton

Approximate Gross Internal Area = 180.6 sq m / 1944 sq ft (Including Garage)

Store = 2.5 sq m / 27 sq ft

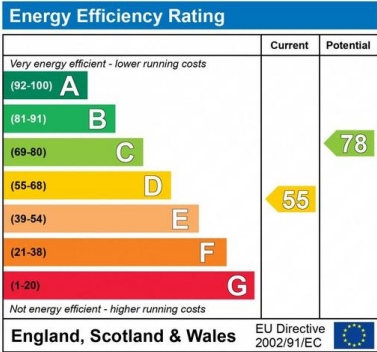
Eaves = 9.8 sq m / 105 sq ft

Total = 192.9 sq m / 2076 sq ft



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