



# Modern townhouse with impressive accommodation

**4 Royal Thames Place, Thames Ditton, Surrey, KT7 OXA**

Freehold



2 reception rooms • Kitchen/dining/reception room • Study • 5 bedrooms • 4 bathrooms (two en suites) • Utility room • Garden • Secure underground parking

#### Local information

Conveniently located for commuters with Thames Ditton station about 0.7 miles and Esher approximately 1.1 miles and Hinchley Wood about 0.9 miles. Surbiton station is also easily accessible with a fast service to London Waterloo in just 17 mins. Thames Ditton is a popular area with both commuters and families as it benefits from excellent transport links into London and has some excellent local state and independent schools close by. As well as the local village shops there is nearby Kingston Upon Thames which provides a more extensive range of shopping, while nearby Esher and Hampton Court offer a range of bars and restaurants.

#### About this property

Built in 2018 this luxury townhouse provides spacious and well-organized accommodation over four floors. Finished to a high specification including air sourced heating, underfloor heating, air circulation / heat recovery system, triple glazing, plantation shutters and concrete flooring. The property further benefits from carpeting to the upper floors and engineered wood flooring with sound break voids between each house. There is centralized satellite TV with fibre optic feeds, alarm and entry-phone system and Ecat 5 cabling. You are welcomed in to the entrance hall on the ground floor where the impressive kitchen/dining/reception room occupies the whole floor. The uber-stylish kitchen provides ample units,

integrated Miele appliances, induction hob and a great island which also provides a breakfast bar in addition to further units and worktops. To the front there is a great space for the family room. This room is beautifully appointed and filled with natural light with large bi-folding doors providing access to the garden. Completing this floor is a useful cloakroom. The lower ground floor boasts a spectacular family room and a media room. There is also a generous office with en suite shower room and a utility room adjacent.

The first floor comprises of two bedrooms. The principal bedroom enjoys a range of fitted wardrobes, en suite bathroom and doors that open to a balcony with decked area. Bedroom two also benefits from fitted cupboards and an en suite shower room.

On the second floor you will find three further bedrooms, two with ample fitted storage and all share the use of the family bathroom. Externally to the rear the secure low maintenance walled garden boasts astro-turf with a decked area for outside entertaining. There is secure underground parking for two cars with direct access from the property to the parking area. Please note that these photographs are older than six months but still closely represent the current condition of the property.

#### Tenure

Freehold







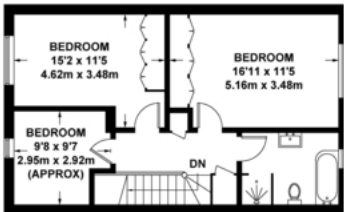


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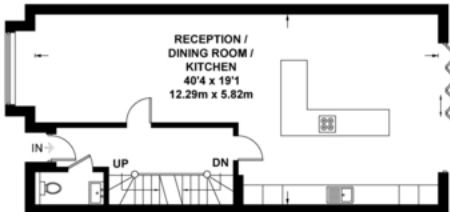
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Portsmouth Road, Thames Ditton

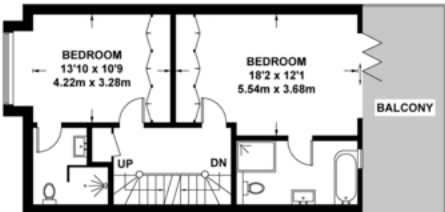
Approximate Gross Internal Area = 331.8 sq m / 3571 sq ft



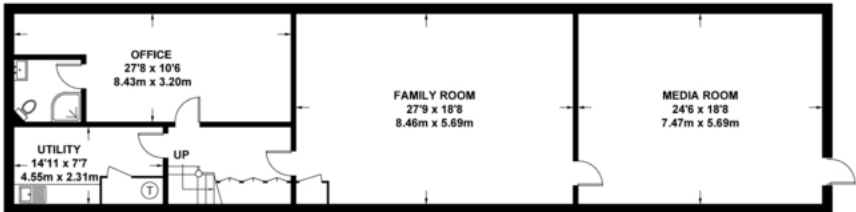
Second Floor



Ground Floor



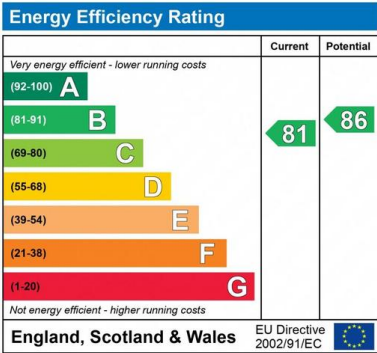
First Floor



Lower Ground Floor

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