



Delightful semi-detached home

13 Greenwood Close, Thames Ditton, Surrey KT7 0BG

Freehold



2 reception rooms • Kitchen/ breakfast/ family room • 3 bedrooms • 2 bathrooms (1 en suite) • Utility • West facing garden • Off-street parking

Local information

Greenwood Close is a sought after cul-de-sac conveniently located for schools, shops and train stations. Hinchley Wood station is just 0.8 miles away, and Thames Ditton Station is also nearby (1 mile away), and both provide regular and direct services into London Waterloo in 30 minutes and 31 minutes respectively.

Local shops can be found at Hinchley Wood parade, with more extensive shopping available in nearby Kingston upon Thames (3.5 miles).

The Elmbridge area is popular with families as it offers an excellent range of both state and private schools including Hinchley Wood School, Esher Church School, Claremont Fan Court School and ACS Cobham International School.

About this property

This delightful semi-detached home offers well-presented and versatile living accommodation throughout. You are welcomed in to the entrance hall which leads to all main rooms. The spacious reception room can be found towards the rear of the property and benefits from a feature fireplace and bespoke shelves downstairs with enough space for a work from home desk as it is currently being used for. The reception room opens into a bright conservatory/ dining/ family room with recently fitted blinds and has access to the garden through bi-folding doors.

The kitchen/breakfast room features a range of integrated appliances, wall and base mounted cabinetry providing ample storage, a breakfast bar and access to a useful utility room as well as access to the garden. To the front of the property is the bright principal bedroom boasting a large bay window and an en suite shower.

Completing the accommodation on the ground floor is bedroom three and a well-appointed family bathroom. Both bathrooms benefit from underfloor heating. An open solid oak staircase leads up from the living room to a loft room/bedroom two where delightful views of the garden and beyond can be enjoyed through the Velux cabrio balcony.

Externally there is a well-maintained garden to the rear which includes a timber built summer house with full power. The west-facing garden features an artificial lawn and also has a paved patio, ideal for al fresco dining. A driveway to the front provides ample parking and a side gate gives access to the rear garden.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





Greenwood Close, Thames Ditton

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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