

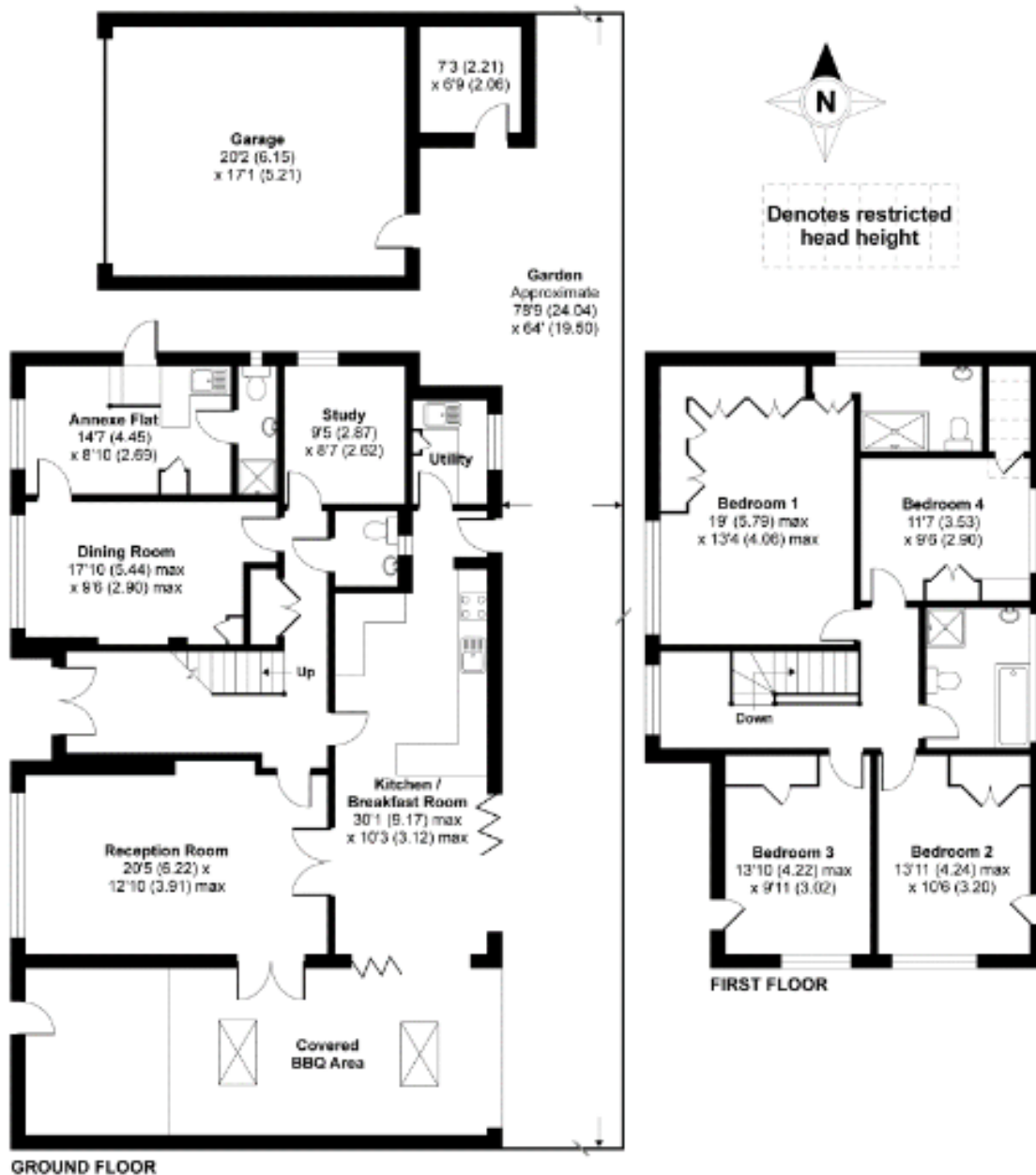


A stunning five bedroom substantial family home, situated in a quiet cul-de-sac in Long Ditton. The property comprises three reception rooms, beautifully fitted modern kitchen, utility room, downstairs cloakroom, five double bedrooms, master with en-suite shower room and family bathroom. The property also benefits from a fantastic, private garden (gardener included), with a large wood-burning oven and double garage. **BONUS Annexe** - ideal for an au pair or family coming to stay. Unfurnished.



Church Meadow, Long Ditton, Surbiton, KT6

APPROX. GROSS INTERNAL FLOOR AREA 2603 SQ FT 241.8 SQ METRES
(INCLUDES GARAGE / ANNEXE FLAT & EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed.

The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

HJC

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