



**14 SUGDEN ROAD**  
THAMES DITTON, KT7 0AE

**£1,195,000**  
**FREEHOLD**

A 1950's built four bedroom detached family house with a southerly facing rear garden, situated within the catchment area of Hinchley Wood's sought after schools.

  
**BURTON  
MATTHEWS**

## 14 SUGDEN ROAD



Occupying a wide plot with a southerly facing rear garden, this detached family house has been well maintained by the current owner, although would now benefit from some updating and alteration.

The accommodation on the ground floor comprises an entrance hall, a large living room with feature fireplace, a dining room, a kitchen/breakfast room, a downstairs shower room and w.c. and an integral double garage. On the first floor there are four bedrooms, three of which are doubles, two are double aspect, and a family bathroom. We believe there is potential to convert the loft, subject to the usual consents. Outside the property enjoys front and rear gardens, the latter of which is well stocked, secluded, and measures 55 x 58ft.

The property is ideally located for those looking to secure places at Hinchley Wood Primary or Secondary Schools, is situated along the K3 bus route with services to Esher or through Surbiton to Kingston. Thames Ditton High Street is just over 0.5 of a mile away, with Hinchley Wood shops just over 0.8 of a mile away. Both villages operate mainline train services to London Waterloo.

This home is brought to the market for the first time in more than fifty years and is offered with no onward chain.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 1955.00 sq ft

**Tenure** – Freehold



**Sugden Road, Thames Ditton, Surrey KT7**

Approximate Area = 1955 sq.ft / 181.6 sq.m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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