



**RAWLINSON  
&WEBBER.**

Warwick Gardens, Thames Ditton  
Asking Price £369,950 Freehold

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## Warwick Gardens

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 77.0 sq m / 829 sq ft

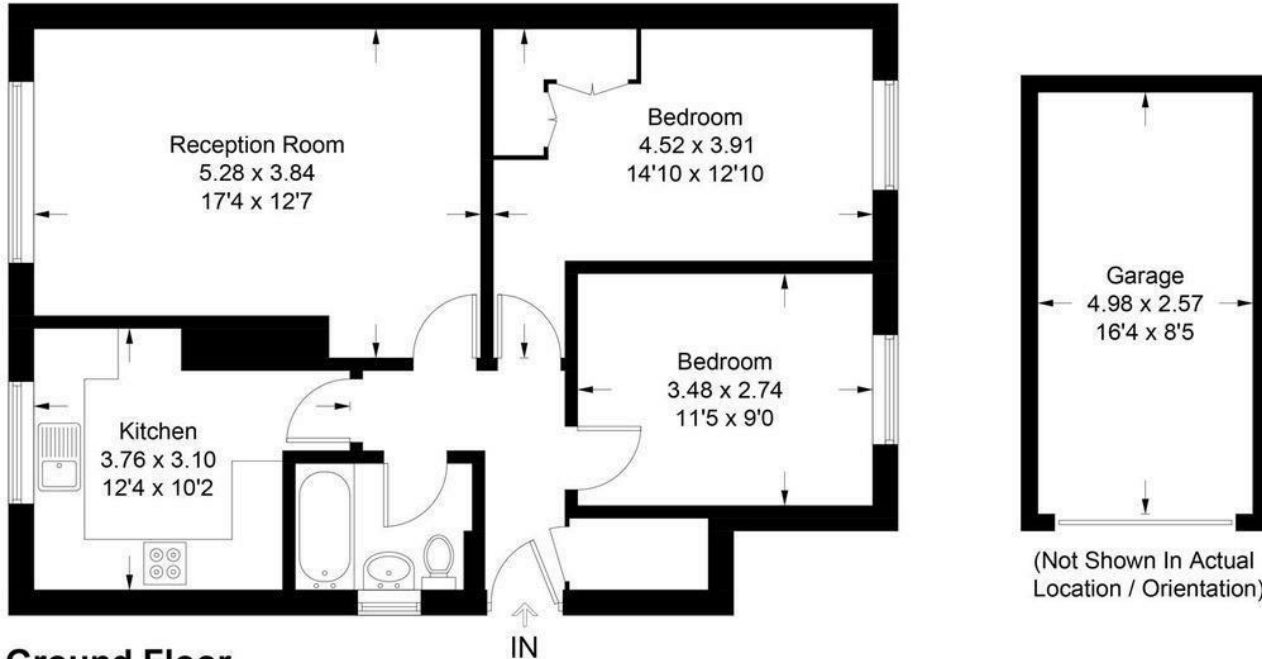


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226871)

## Property Description

Rawlinson and Webber are pleased to offer for sale this fantastic 2 double bedroom ground-floor maisonette situated in Thames Ditton's highly sought-after Warwick Gardens. The property is conveniently located just 0.5 miles, a pleasant walk of less than 15 minutes, from both Hampton Court and Thames Ditton train stations. These stations offer easy access to London Waterloo in under 40 minutes, as well as access to surrounding areas.

Featuring an expansive layout with an entrance hallway with deep cupboard space, a south-facing kitchen and a large lounge/dining room. The property benefits from two good-size double bedrooms, with the principle bedroom offering built-in wardrobes. A modern family bathroom is well-positioned conveniently between all rooms.

Externally, the property benefits from it's own garage, a private outdoor storage cupboard, ample unallocated off-street parking and well-maintained communal grounds. Don't miss the opportunity in viewing this charming home and find out more information on the property's long leasehold and low outgoings.

## Features

- SHARE OF FREEHOLD
- GROUND-FLOOR MAISONETTE
- 2 DOUBLE BEDROOMS
- LARGE LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- GARAGE
- PRIVATE STORAGE CUPBOARD & COMMUNAL GARDENS
- QUIET CUL-DE-SAC
- LONG LEASE

Council Tax Band **D**

EPC Rating: **C**



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>		70	77
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	