



**RAWLINSON
&WEBBER.**

High Street, Thames Ditton
Guide Price £399,950 Freehold



Property Description

Rawlinson and Webber are delighted to present this charming, locally listed one-bedroom cottage, brimming with potential and ideally situated on Thames Ditton High Street, within the village's sought-after Conservation Area.

Perfectly positioned close to local shops, highly rated schools, popular pubs and restaurants, Thames Ditton Station, and the historic Hampton Court Palace, this property offers both convenience and character in equal measure.

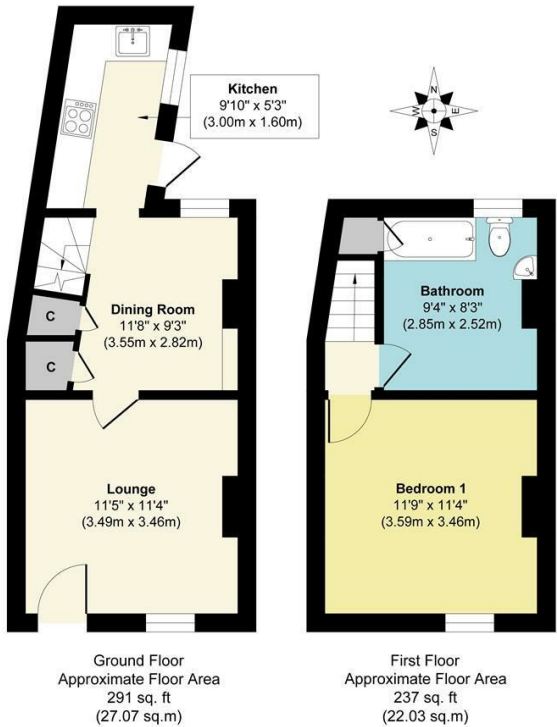
The ground floor features a welcoming front-facing lounge, a separate dining room with staircase access, and a fitted kitchen to the rear. Upstairs comprises a spacious double bedroom and a generously sized bathroom.

Externally, the property benefits from a private rear garden with a brick-built storage cupboard. While now requiring some modernisation, the cottage presents an exciting opportunity for buyers to add their own style and create a truly bespoke home in a highly sought-after location.

Offered with no onward chain. Early viewings are highly recommended.

Features

- LOCALLY-LISTED PERIOD COTTAGE
- 1 DOUBLE BEDROOM
- 2 RECEPTION ROOMS
- LARGE BATHROOM
- FITTED KITCHEN
- REAR GARDEN
- BRICK-BUILT SHED
- WITHIN THAMES DITTON'S CONSERVATION AREA
- VACANT POSSESSION & NO ONWARD CHAIN
- HISTORIC VILLAGE LOCATION



Approx. Gross Internal Floor Area 528 sq. ft / 49.10 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. Produced by designimperial.com

Council Tax Band **C** EPC Rating: **D**

