CURCHODS







7 Ditton Lawn

Portsmouth Road, Thames Ditton, Surrey, KT7 0EN

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £375,000

Leasehold

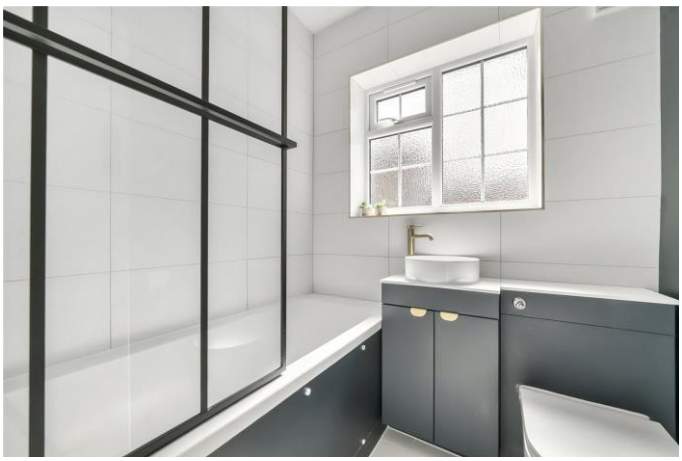


A beautifully refurbished ground floor two-bedroom maisonette set within the sought-after Ditton Lawn development in the heart of Thames Ditton Village.

Finished to a high standard throughout, the property offers a spacious reception room, a sleek modern kitchen, two well-proportioned bedrooms, and a stylish bathroom suite.

Residents benefit from well-maintained communal gardens and ample parking. Ideally located just moments from the village's charming shops, cafés, and excellent transport links, this home combines contemporary living with a tranquil village setting.





EPC D | Council Tax Band D

Charges:

Service Charge: £2,227.24 pa

Ground Rent: £50 pa

Key Features

- Fully refurbished ground floor maisonette
- Two generous bedrooms with modern finishes
- Bright and spacious living/dining area
- Contemporary fitted kitchen with integrated appliances
- Attractive communal gardens
- Ample residents' and visitor parking
- No Onward Chain
- Lease Commenced 1987 - 86 years remaining

Location

Thames Ditton, a charming village in Surrey, is well-connected by rail, making it ideal for commuters. The village is served by Thames Ditton Railway Station, with direct trains to London Waterloo in around 30 minutes, offering easy access to the capital. Nearby Esher station also provides additional transport options, connecting to the broader rail network.

Local shops and amenities are plentiful, with a range of boutiques, cafes, and restaurants along the high street. The village boasts a friendly community atmosphere, with independent stores and markets offering fresh produce. The nearby Esher provides larger retail options, including supermarkets and high street shops, while the River Thames and surrounding parks offer recreational spaces.

For families, Thames Ditton offers excellent schooling options, with highly regarded primary and secondary schools within easy reach. Thames Ditton Infants and Primary School is popular, and Esher College is nearby for older students. The area's strong educational reputation, coupled with its peaceful surroundings, makes it an attractive place for families to settle.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.



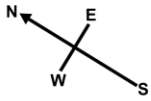


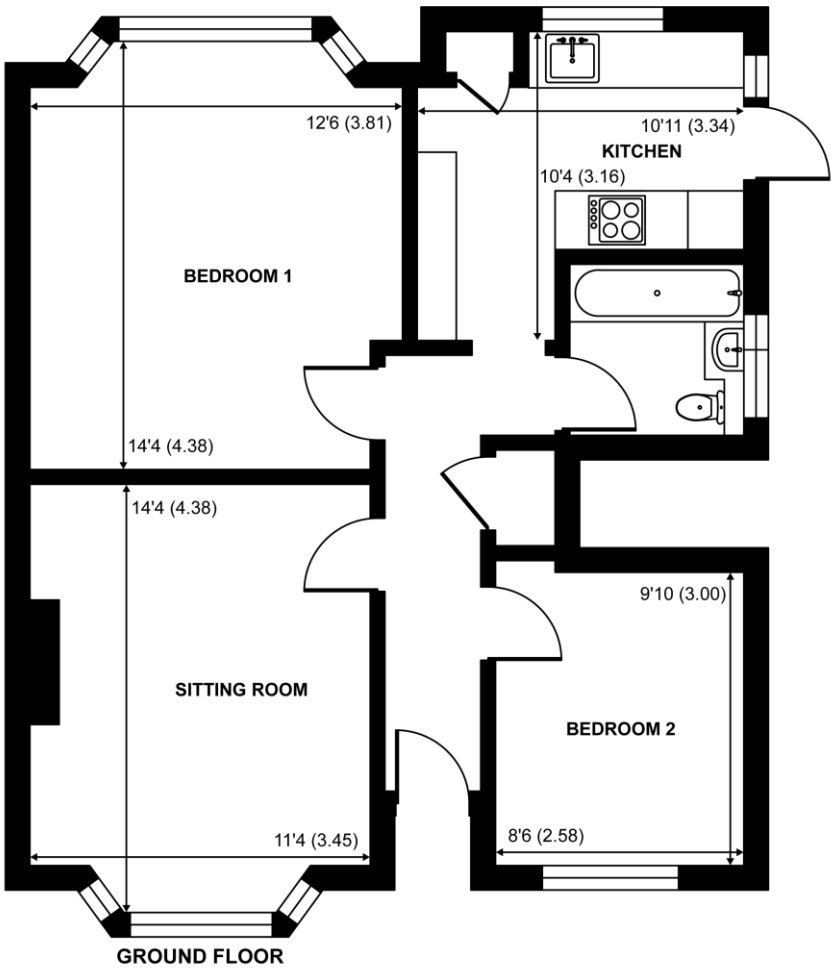


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Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Simpsons Estate Agents ta Curchods. REF:

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