CURCHODS







47 Warwick Gardens

Thames Ditton, Surrey, KT7 0RB

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £375,000

Leasehold



A modern and beautifully presented ground-floor maisonette, offering bright and spacious accommodation throughout. The property features a large sitting/dining room, a contemporary fully fitted kitchen, two generous double bedrooms, and a stylish family bathroom.

Further benefits include a garage, easy on-street parking, and its position in a quiet cul-de-sac. Ideally located within walking distance of Hampton Court and Thames Ditton villages, as well as their mainline stations, this home combines convenience with a peaceful residential setting.





EPC C | Council Tax Band D

Charges:

Service charge £960. pa

Key Features

- Two-bedroom ground floor maisonette
- In modern condition throughout
- Situated in a quiet cul-de-sac
- Walking distance of Thames Ditton and Hampton Court
- Lease commenced 1970 - 944 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.



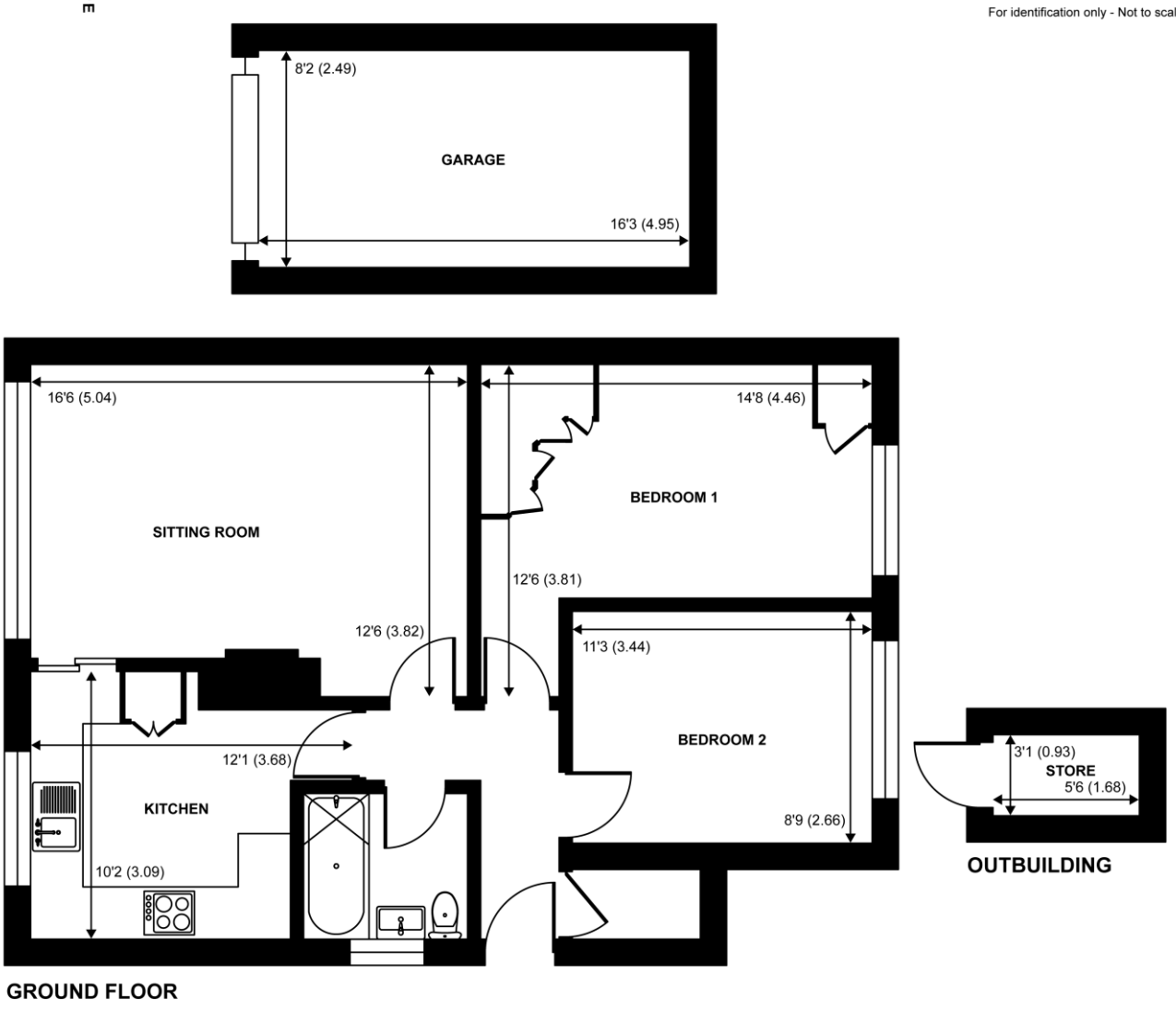




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Approximate Area = 661 sq ft / 61.4 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 17 sq ft / 1.5 sq m
Total = 811 sq ft / 75.2 sq m
For identification only - Not to scale





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: 1375656

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Reference: CER250566

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