



Mayfield Close, Thames Ditton

2 bedroom maisonette for sale

Offers in excess of £450,000
Leasehold

Description

If you are looking for a stunning first-time starter home with great potential for a loft conversion (S.T.P.P.), two expansive private front & Rear gardens, and a location within the coveted catchment of Hinchley Wood schools, this property is an absolute must-view. With modern interiors, this top-floor two-double-bedroom maisonette is desirably situated within a tranquil cul-de-sac in Thames Ditton. Entrance is via a private front door with a charming porch entrance and a large front garden, offering a rare sense of space. Inside, the impressive reception room features a cozy fireplace, abundant natural light from a large window, and an open-plan layout ideal for effortless living and entertaining. The kitchen is sleek and stylish, complete with attractive wooden worktops, some integrated appliances, and generous storage. Inviting Buyers looking between £450,000 to £500,000-Buyer Search Range

The property includes an exceptionally spacious principal bedroom (4.69m x 3.43m) and a further double bedroom. The attractive family bathroom features modern tiling and premium fittings, including a shower over the bath and great storage cupboards. Externally, the home benefits from a superb, private rear garden (17.03m x 4.05m) complete with a substantial summer house at the end. Front garden (20.18m x 5.63m) with storage shed. The loft is demised to the property and offers exciting potential to convert into a magnificent further bedroom (STPP), with local precedent already established. This property is ideal for families or discerning buyers searching for a spacious home on a highly desirable road with a swift, easy



commute to central London. It sits within the catchment area for the highly regarded Hinchley Wood Schools and is conveniently located near Thames Ditton village, Surbiton, and Kingston upon Thames. Transport links are excellent, with direct trains to London Waterloo from nearby Surbiton and Hinchley Wood stations, as well as easy access to the A3. Be Quick ! Open Home.

Lease details:

- Lease remaining: Approximately 929 years
- Service charge: £0 and Ground rent: £7 per year

Council Tax Band: C - £2272.78

Tenure: Leasehold (929 years)

Ground Rent: £7 per year

Garden details: Front Garden, Rear Garden

Tenure

Leasehold

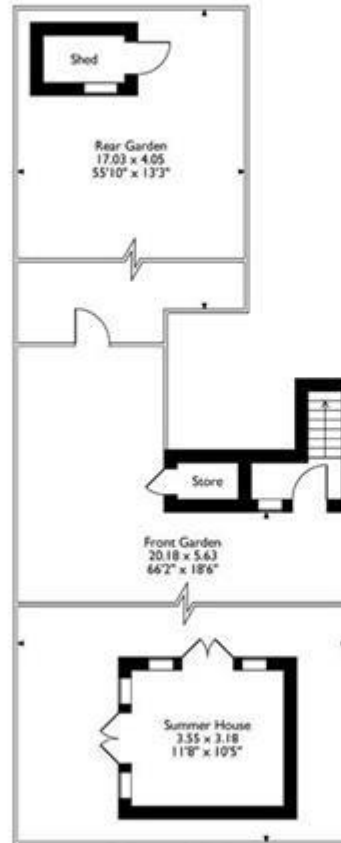
16A, Mayfield Close, Thames Ditton, Surrey

Approximate Gross Internal Area

Main House = 66 Sq M/710 Sq Ft

Outbuilding = 11 Sq M/118 Sq Ft

Total = 77 Sq M/828 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		

Viewing by appointment only
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