



Summary:

A charming two-bedroom Victorian cottage with a stylish interior, private garden and an excellent Thames Ditton location. Set within an attractive row of period homes, Gloucester Cottages offers a lovely blend of character and practicality, within easy reach of the village, river and station. The accommodation includes a welcoming front reception room with a traditional fireplace, a modern fitted kitchen and a rear conservatory providing flexible living or dining space with access to the garden. Upstairs are two well-proportioned bedrooms and a contemporary bathroom. Ideally located close to village shops, cafés, riverside walks and Thames Ditton station, offering direct services into London Waterloo in around 30 minutes, with well-regarded local schools nearby

Attractive two-bedroom Victorian cottage

Bright front reception room with fireplace

Modern kitchen and rear conservatory

Private, low-maintenance rear garden

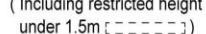
Excellent village location close to shops and the river

Thames Ditton station nearby with direct trains to

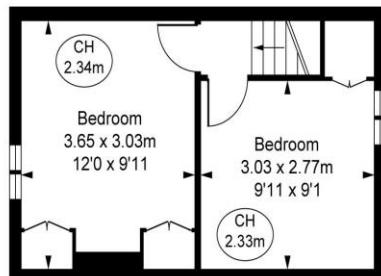
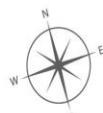


Gloucester Cottages, Rushett Close, KT7

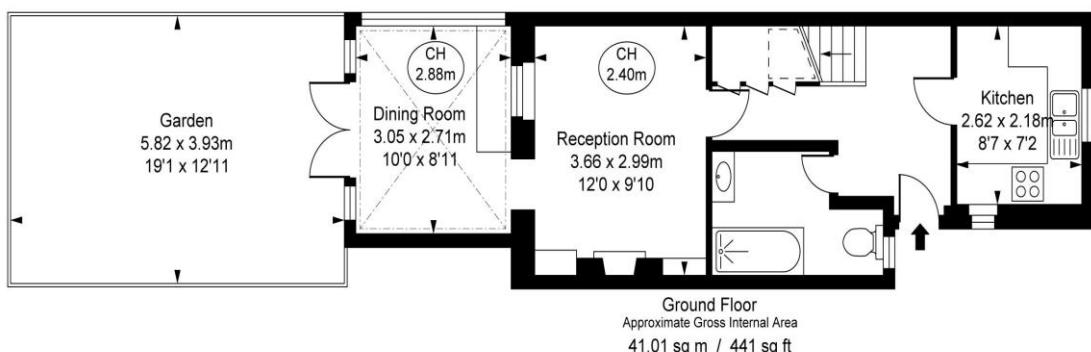
Approximate Gross Internal Area
63.49 sq m / 683 sq ft

(Including restricted height
under 1.5m )

(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
22.48 sq m / 242 sq ft



Ground Floor
Approximate Gross Internal Area
41.01 sq m / 441 sq ft



PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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Tenure: Freehold

Council Tax: D

Local Authority:

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	79
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		55	
EU Directive 2002/91/EC			
www.EPC4U.COM			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.