



**St. Nicholas Road,
Thames Ditton**





An immaculately presented four bedroom detached family home located in a cul-de-sac, with a stunning kitchen/dining/family room backing directly onto Old Pauline sports ground.

The first floor has four spacious double bedrooms and three bathrooms (two en suite) and the opportunity to convert the loft (subject to the relevant building consents).

The property benefits from a large terrace and garden and provides off-street parking to the front.



Thames Ditton station 0.2 miles
 Thames Ditton village 0.3 miles
 Surbiton 1.5 miles
 Esher 2 miles
 Kingston 2.5 miles
 Central London 20 miles





The property is perfectly placed for the train station, Thames Ditton Infants school and Colets sports club along with the village shops within 1/3 mile. Thames Ditton village, located alongside the River Thames, provides walking and cycling along the towpath and a choice of riverside pubs, restaurants and village cricket green.

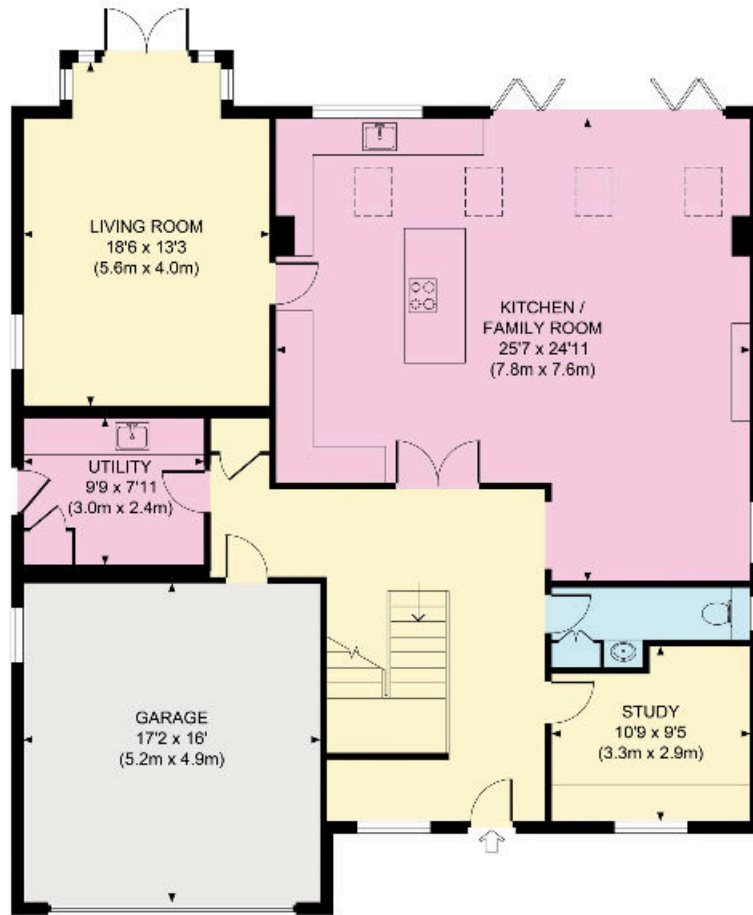
Surbiton, nearby Esher and Kingston have a variety of shops, department stores and other facilities for everyday life, entertainment and sports. The area provides excellent schools for all ages with Surbiton High School, Shrewsbury House, Rowan, Thames Ditton Infant and Junior, St Paul's Catholic school.

Communication links are excellent with Surbiton station providing fast and frequent service to London Waterloo as well as Thames Ditton's own station. The A3, M3, and M25 are all easily accessible along with Heathrow and Gatwick Airports.

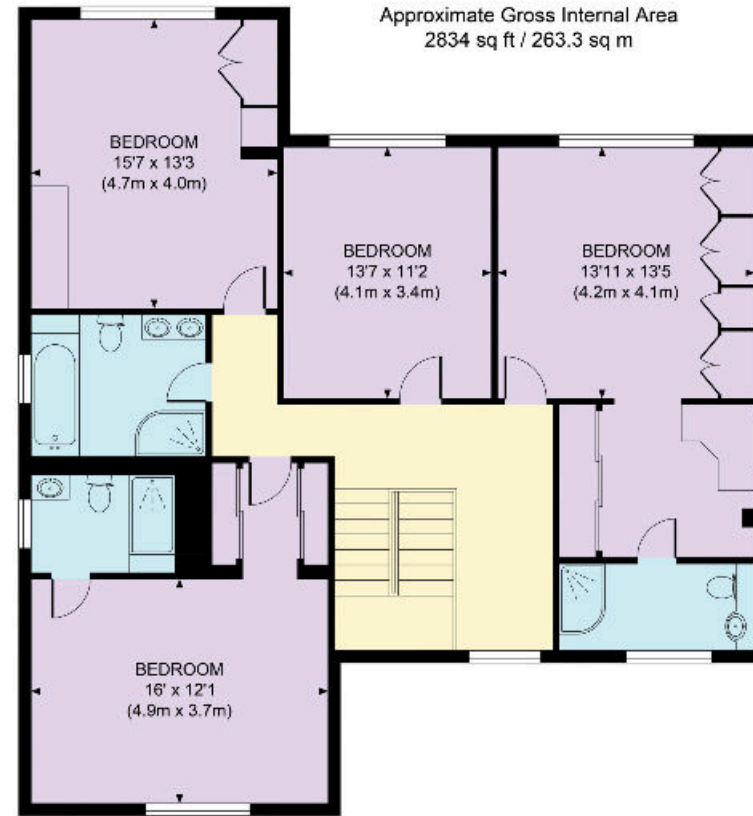


All distances are approximate.


All state school references are subject to catchment areas.



GROUND FLOOR



FIRST FLOOR


 Approximate Gross Internal Area
 2834 sq ft / 263.3 sq m

Knight Frank
 Esher
 47 High Street
 Esher
 KT10 9RL

knightfrank.co.uk

We would be delighted to tell you more.

Adam Burlison
 01372 464496
adam.burlison@knightfrank.com

Matthew Scott
 01372 464496
matthew.scott@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2021. Photographs and videos dated October 2021.

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