



15 Leaf Close Thames Ditton, KT7 0YQ

An excellent sized four bedroom family home situated in a sought after cul de sac location. Presented in excellent decorative order the accommodation comprises large open plan living room, superb fitted kitchen/family room, downstairs shower room, utility room, family bathroom, front & rear gardens. Detached garage. Situated close to both Thames Ditton village & Hampton Court, providing many shops, boutiques, restaurants and coffee shops, together with the River Thames and mainline train stations. An internal inspection is strongly recommended.



***FOUR BEDROOMS**

***DETACHED GARAGE**

***DESIRABLE CUL DE SAC LOCATION**

*** LARGE FITTED KITCHEN/FAMILY ROOM**

***TWO BATHROOMS**

***ATTRACTIVE FRONT & REAR GARDENS.**

£649,950

15 Leaf Close

Thames Ditton, KT7 0YQ

£649,950

Covered Entrance Porch

Low voltage ceiling lights. Double glazed door to:

Entrance Hallway

Open plan with low voltage ceiling lights, dimmer switch, double radiator, wall mounted thermostat. Opening through to-

Living Room

low voltage ceiling lights. Two double radiators. Dado rail. TV point. Wall light point. Double glazed dual aspect windows with double glazed French doors.

Downstairs Shower room.

Low voltage ceiling lights. Fully tiled Travertine & Mosaic walls and floor. Low level WC. Wash hand basin with mixer tap. Stainless steel heated towel rail. Integrated shower unit and extractor fan.

Kitchen/Family Room

Kitchen Area: Low voltage ceiling lights. Large range of eye & base level units & display cabinets with lighting. Granite work surfaces with drawers under. Integrated 'Bosch' dishwasher. Space for double oven and large fridge/freezer. Large island unit with granite work surface with drawers & cupboards under & 1 1/2 bowl sink unit. Fully tiled throughout. Several modern radiators. Door to utility room & Opening plan through to- Family Area: Glass panelled roof, double glazed triple aspect windows. Modern radiators. Tiled flooring. Double glazed doors to garden.

Utility Room

Glass panelled roof. Eye & base level units. Wood block work surface. Space & plumbing for washing machine & tumble dryer. Tiled flooring. Double glazed door to garden.

Stairs to Landing

Low voltage ceiling lights. Modern radiator. Dado rail. Loft access (boarded with power & light) Storage cupboard. Doors off:

Bedroom 1

Low voltage ceiling lights. Double glazed rear aspect window. Built in double wardrobes. Radiator. Dado rail.

Bedroom 2

Low voltage ceiling lights. Double glazed front aspect window. Built in double wardrobes. Radiator. Dado rail.

Bedroom 3

Low voltage ceiling lights. Double glazed rear aspect window. Built in double wardrobe. Radiator. Dimmer switch. Dado rail.

Bedroom 4

Low voltage ceiling lights. Double glazed front aspect window Built in double wardrobe. Radiator. Dado rail.

Bathroom

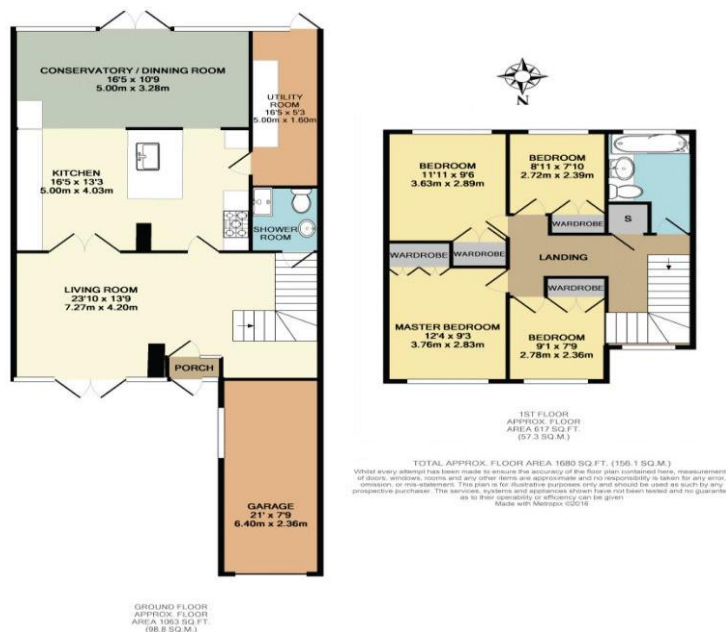
Low voltage ceiling lights. Frosted double glazed rear aspect window. Low level WC. Wash hand basin with mixer tap and cupboard under. Panel enclosed bath with mixer tap. Built in shower unit & screen. Shaving pt. Fully tiled walls & floor.

Rear Garden

Attractive modern garden with large paved patio area, feature pergola arches & trellising. Pathway to rear with ornate gravelled seating area. Panel enclosed fencing, well screened & secluded with mature planting. Outside tap.

Front garden

Enclosed and gated attractive front garden, with trellising, climbers and mature planting, gravelled borders and potted plants. Outside tap.



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 agreeing the sale.

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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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 in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

15, Leaf Close, THAMES DITTON, KT7 0YQ

Dwelling type: Mid-terrace house
Date of assessment: 06 December 2016
Date of certificate: 06 December 2016

Reference number: 0468-0979-7262-2506-9900
Type of assessment: RdSAP, existing dwelling
Total floor area: 127 m²

Use this document to:

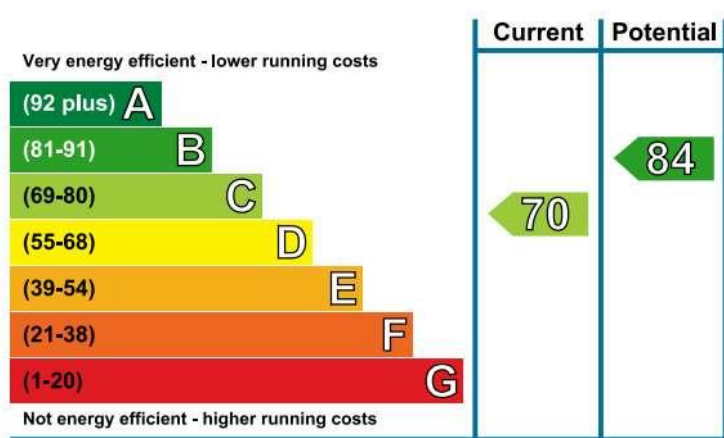
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,655
Over 3 years you could save	£ 540

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 216 over 3 years	
Heating	£ 1,935 over 3 years	£ 1,665 over 3 years	
Hot Water	£ 345 over 3 years	£ 234 over 3 years	
Totals	£ 2,655	£ 2,115	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 285	
2 Low energy lighting for all fixed outlets	£75	£ 144	
3 Solar water heating	£4,000 - £6,000	£ 114	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.