



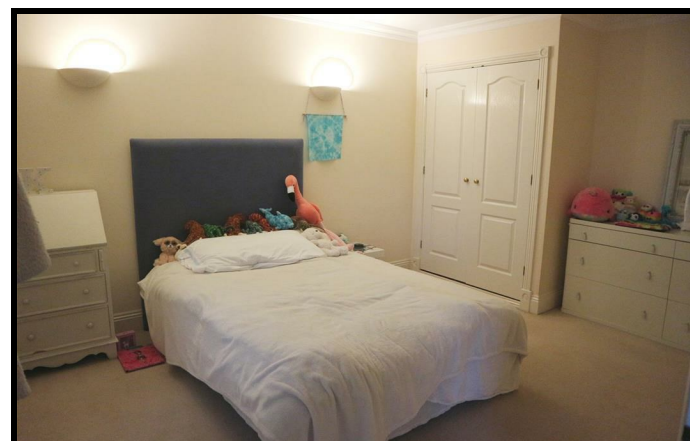
35 Raphael Drive, Thames Ditton, Surrey, KT7 0BL

£3,500 Per Month

A magnificent 5 bedroom, 3 bathroom, family house set in a delightful quiet setting overlooking tennis courts, park and playing field. A must for early inspection. Available from 1st March 2019.



- SPACIOUS ENTRANCE HALL • CLOAKROOM • LIVING ROOM * DINING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM * FAMILY ROOM • FIVE BEDROOMS • THREE BATHROOMS • DOUBLE LENGTH GARAGE • OFF STREET PARKING • FRONT & REAR GARDENS

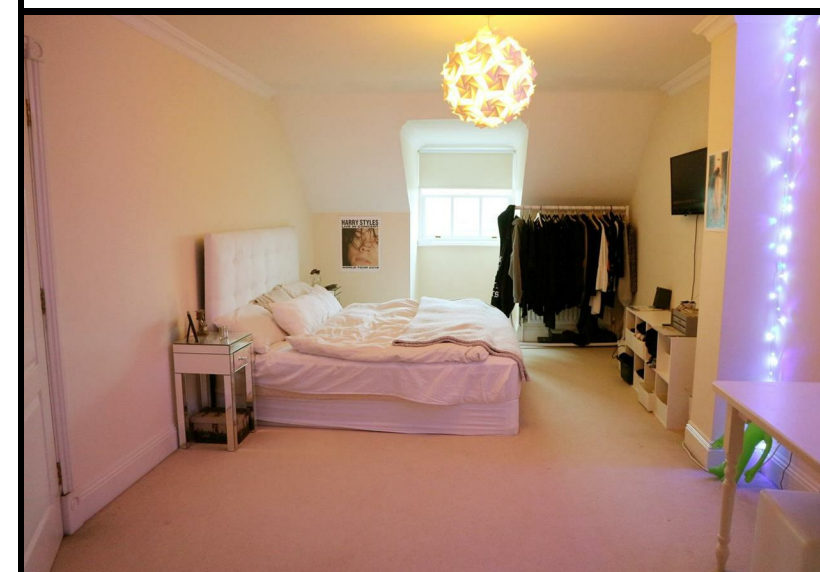


These particulars are believed to be correct but their accuracy is not guaranteed and they should not form the basis of an offer or contract. Please note - We are unable to test services, central heating systems and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

**VIEWING: BY APPOINTMENT PLEASE THROUGH THE OWNERS AGENTS CATLING & CO.
 24 HOUR ANSWER PHONE SERVICE. 01372 471111**



Total Approx. Floor Area 278.00 Sq.M. (2992 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		