

# VICTORIA AVENUE

SURBITON • KT6



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***Detached six bedroom period home close to Surbiton town and train station***

Entrance hall • Reception room • Dining room • Kitchen • Conservatory • Utility room • Cloakroom

Master bedroom with en suite • Two guest bedroom suites • Two further bedrooms • Family bathroom • Sixth bedroom/ study

Basement • Off-street parking • Shed • Large landscaped garden

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.





## Victoria Avenue

This updated six bedroom Victorian property has been sympathetically restored to create a modern family home whilst retaining its period charm. There is a front driveway with off-street parking for two cars.

With impressive high ceilings, the ground floor comprises a welcoming hallway, a bright reception room with garden access and a formal dining room with bay window. A wonderful fully fitted kitchen is finished with stylish marble worktops and leads fluidly into a spacious conservatory. There is also a utility room and cloakroom on this floor.

The first floor houses the master bedroom with en suite, two further bedrooms and a family bathroom. Up to the second floor you will find two bedroom suites and a sixth bedroom currently being used as a study.



**Schools:** Surbiton has a superb selection of independent and state schools including Shrewsbury House, Surbiton High School for Girls and St Mark's Junior School.



**Entertainment and Sports:** Surbiton has a lively community and good local amenities including tennis and golf clubs. Cinemas and the Rose Theatre are situated in Kingston upon Thames.



**Shopping:** Surbiton has a good choice of shops with nearby Kingston upon Thames offering larger department stores.



**Travel:** Esher and Kingston upon Thames are both a short drive away with the A3 giving access to the M25, Heathrow and Gatwick Airports.



**Train:** Surbiton mainline station (0.3 miles away) runs frequent fast trains into Waterloo (approx. 16 minutes).

**Approximate Gross  
Internal Floor Area  
336.1 sq.m. / 3,618 sq.ft.**

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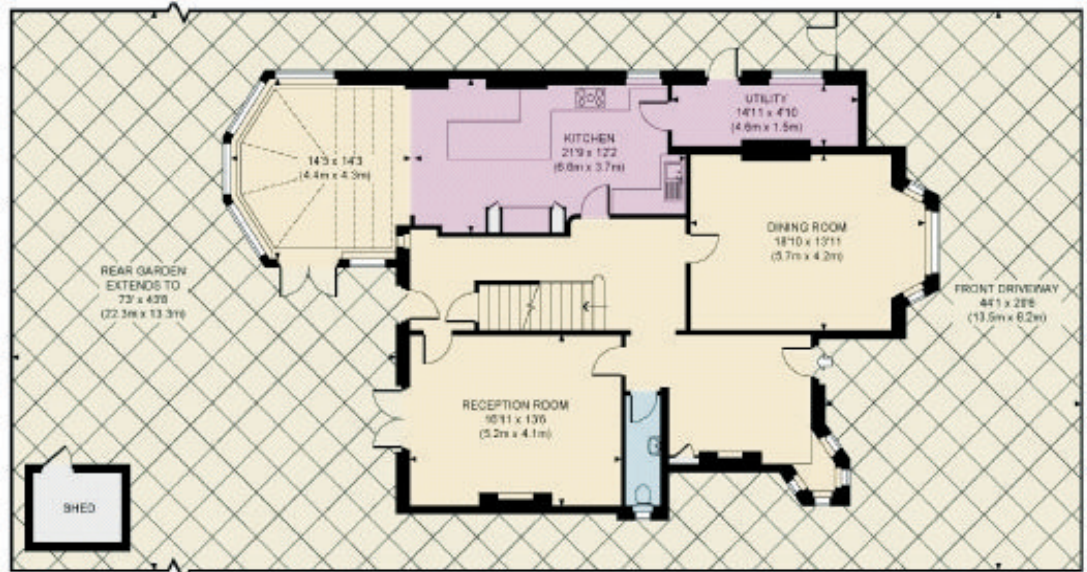
First Floor



Second Floor



Basement



Ground Floor

**Gardens and grounds**

The west facing rear garden extends to approximately 70 ft. and is mainly laid to lawn however also benefits from a paved patio for entertaining.

**Distances**

Surbiton Town and Train Station 0.3 of a mile  
Cobham 7 miles • Central London 16 miles  
Kingston 2 miles • Esher Station 2.5 miles  
(All distances are approximate).

**Local Authority**

Elmbridge Borough Council. 01372 474474.

**Viewings**

Viewings are strictly by appointment only by the vendors sole agent.

**Fixtures and fittings**

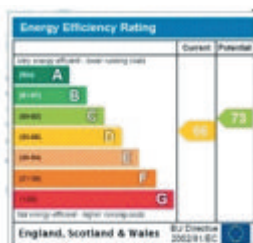
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



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