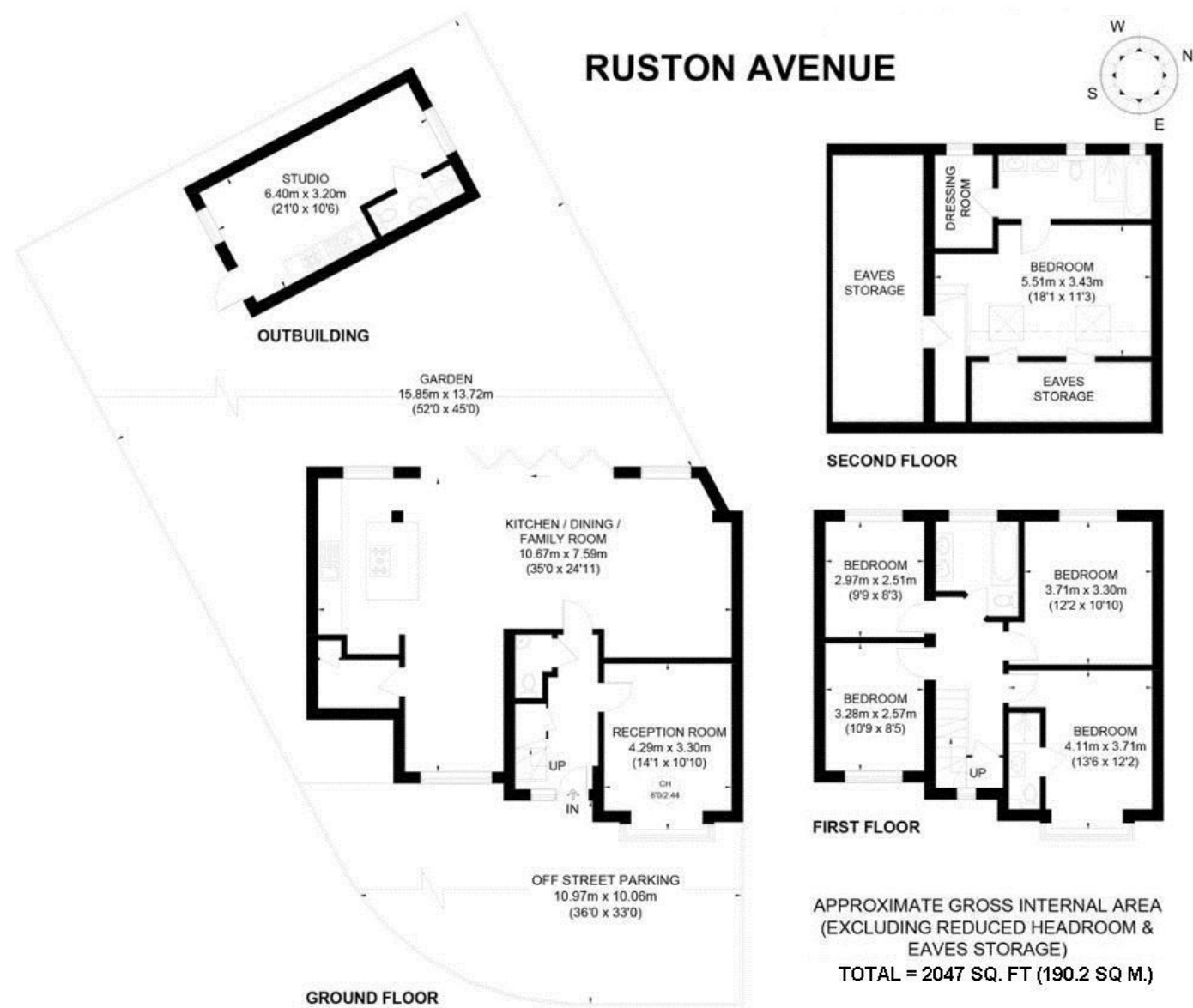
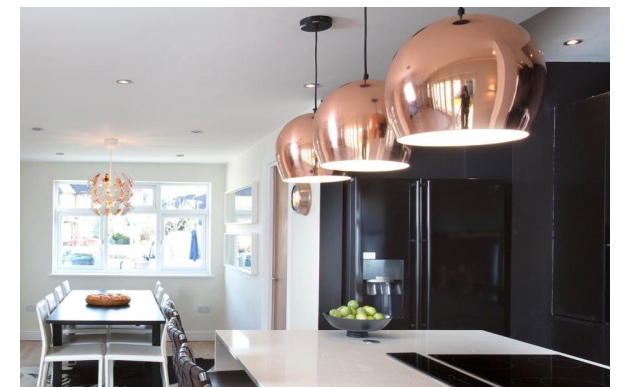


**Kingston - 020 8549 9449**

179 Clarence Street, Kingston Upon Thames, Surrey, KT1 1QT



### Ruston Avenue, Surbiton KT5



**Guide Price £900,000 (Freehold)**

For a full EPC Certificate please visit: <https://www.epcregister.com/searchReport.html> and quote report reference number:

These particulars have been prepared in good faith as a general guide as instructed by our clients. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes are approximate and are generally taken as maximum measurements and should not be relied on for fitting of carpets or furnishings. Formal notice is also given that all contents, carpeting, curtains, blinds and appliances are deemed removable by our client unless specifically included within these particulars. All properties are offered subject to contract.

[www.featherstoneleigh.co.uk](http://www.featherstoneleigh.co.uk)



A newly refurbished and significantly extended, five bedroom semi-detached house incorporating circa 2000 square feet of accommodation and offered with no onward chain. The ground floor comprises a fabulous entertaining space in the form of a 34' x 25' 'L' shaped Kitchen/Reception/Dining room with bi-fold doors opening out onto the garden. The kitchen incorporates a range of integrated appliances and separate island whilst the reception area enjoys some stylish pelmet lighting. An additional reception room is also provided as well as downstairs W.C. The first floor offers four double bedrooms and two bathrooms, one of which is en-suite, whilst the second floor provides a wonderful master bedroom with en-suite and walk-in wardrobe. Externally, the property opens out onto a lawned garden with decked area whilst off street parking for several cars is offered to the front. Ruston Avenue is a popular residential street just off Raeburn Avenue and conveniently situated for the A3 offering transport links into and out of London. Similarly, the railway station is within approximately 0.75 miles (15 minute walk). It also falls within the catchment for well-regarded local schools. EPC=D

