

# Surbiton Hill Park, Surbiton, KT5

£750,000 Freehold

3 Bedrooms | 0 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

This attractive home was formally the coach house for the adjoining Manor house. The home's history can be seen through some beautiful original features. The property comprises: private off street parking; open plan kitchen/dining room; lounge; three bedrooms; family bathroom and downstairs toilet; and outdoor garden room to use as an office / gym. The stylish kitchen was designed by Artizan Interiors and benefits from integrated appliances and quartz surfaces. From here is a ground floor WC and storage cupboard leading into a spacious reception room benefiting from natural light flooding in through the patio. On the first floor are two welcoming double bedrooms with built-in storage in the master, a single bedroom also with built-in storage, and a family bathroom.

**Stunning period home**

**Awash with original features**

**Beautifully decorated**

**Newly installed garden office room.**

**Approx 8 mins walk from Surbiton town centre**

**LOVELY garden**

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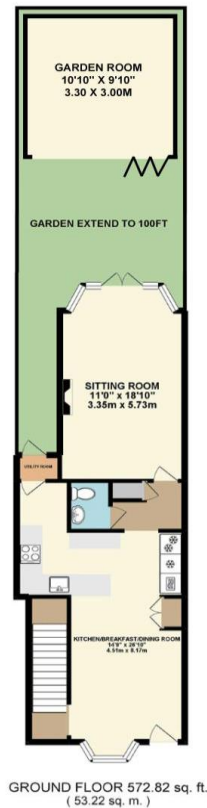
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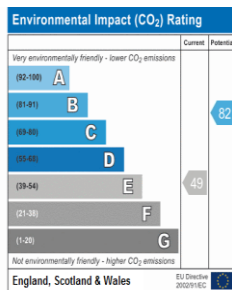
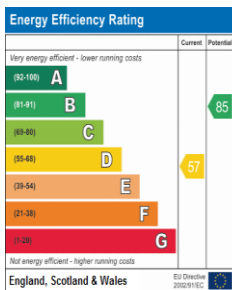


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TOTAL FLOOR AREA : 994.67 sq. ft. (92.41 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold  
Council Tax: E  
Local Authority: Royal Borough of Kingston upon Thames  
EPC Rating: D

### 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 the offer process.

### 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. 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 intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.