

# Adelaide Road, Surbiton

## Monthly Rental Of £3,500 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

**IVY GATE™**



### Summary:

Ivy Gate are proud to present to the market this lovely four bedroom detached family home with a garage and drive for two cars in the heart of Surbiton. The house has been freshly painted throughout and new flooring laid on both floors, giving it a lovely bright and airy feel. The ground floor comprises of a large entrance room with a further two receptions, one with a bay window and one with double doors onto the south-west facing rear garden, a kitchen with space for a dining area and side access to the garden and the back of the garage. The first floor consists of a large landing area, family bathroom with a separate bath and shower, a separate WC and four good sized double bedrooms, two with bay windows and a principle with plenty of built in wardrobe space.

**Four Bedroom Detached House**

**Freshly Decorated and New Flooring Laid**

**Fantastic Central Surbiton Location**

**Mature Front and Rear Gardens**

**Driveway Leading To an Attached Garage**

**Offered Unfurnished**

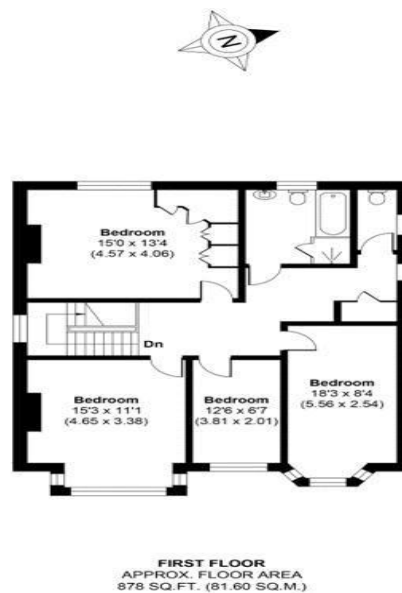
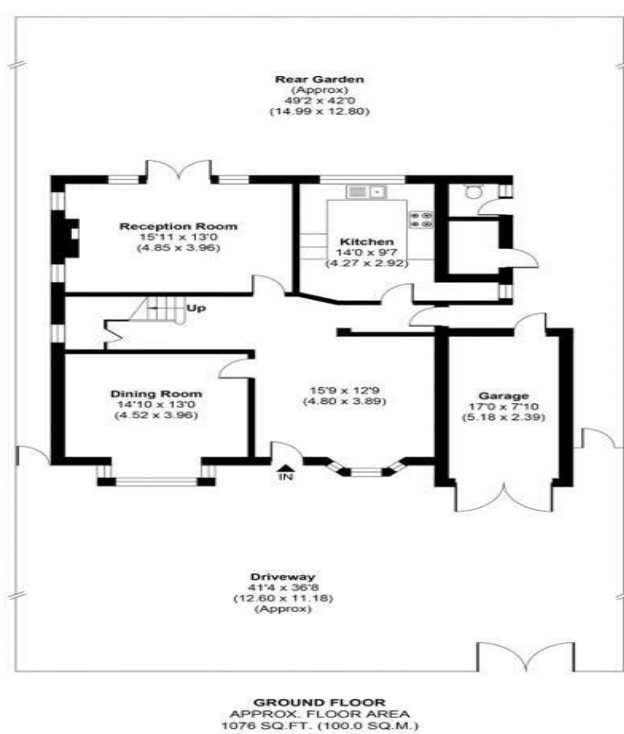
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**ADELAIDE ROAD**  
 APPROX. GROSS INTERNAL FLOOR AREA 1955 SQ FT / 181.60 SQ METRES  
 (INCLUDES GARAGE)

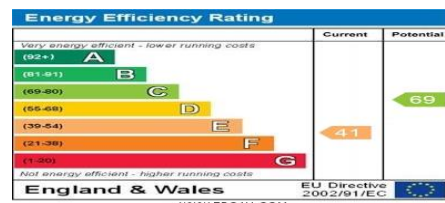


Tenure: Freehold

Council Tax:

Local Authority:

EPC Rating:



### 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.