

Arlington Road, Surbiton, KT6

Monthly Rental Of £2,800 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™



Summary:

The property itself comprises; lovely bright entrance hallway with original wooden flooring throughout, front main reception room with gas powered coal effect fire and feature bay window, second reception room also with original flooring and double doors to the rear garden, large open plan kitchen/diner with reconditioned wooden floors and direct access to the private rear garden which is mostly laid to lawn with mature borders and large patio area, perfect for entertaining. Also to the ground floor is a lower ground W/C and storage. To the split level first floor lies the master bedroom with built in wardrobes. There is also a further double bedroom, single bedroom and modern family bathroom with shower over bath. The second floor which is also split level offers a modern shower room and large double bedroom with eaves storage.

Four bedrooms

Three reception rooms

Two bathrooms

Modern kitchen

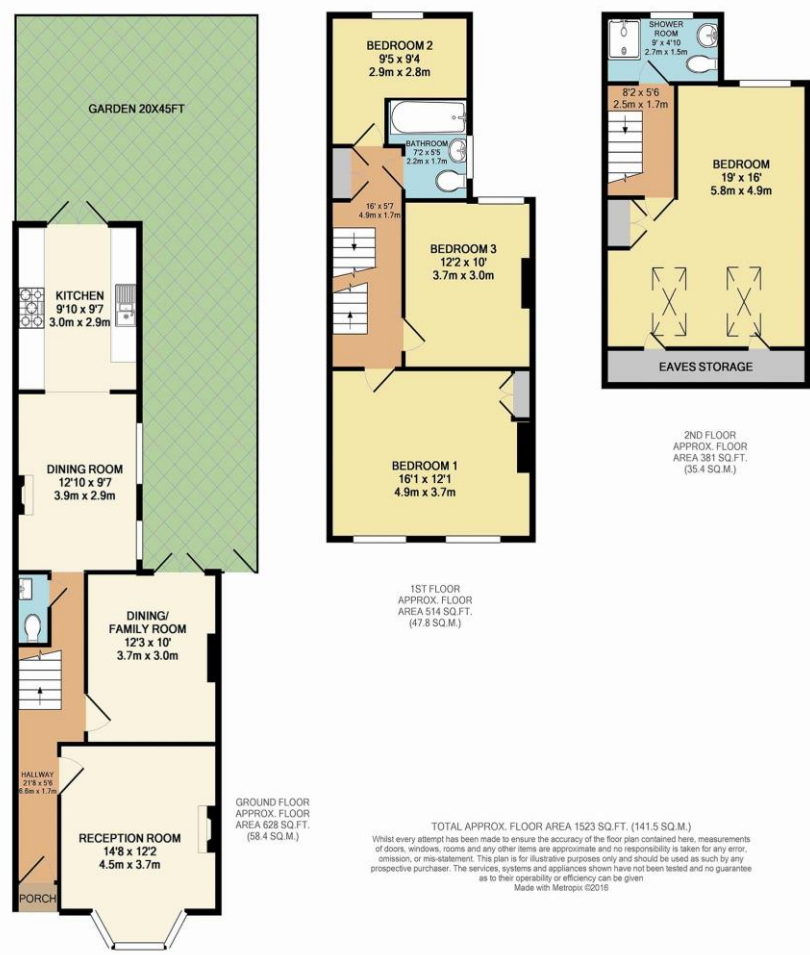
Period features throughout

Close to Surbiton train station

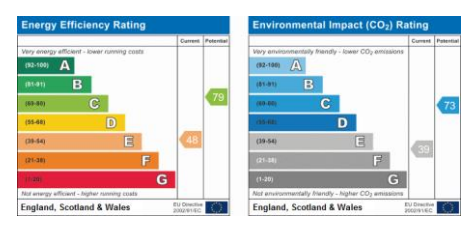
Arlington Road, Surbiton, KT6

Monthly Rental Of £2,800 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception



Tenure: Freehold
Council Tax: E
Local Authority: Royal Borough of Kingston upon Thames



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.