



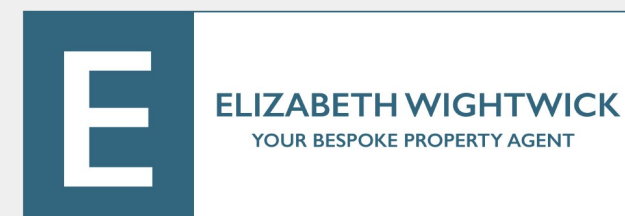
## 180 ELGAR AVENUE SURBITON, KT5 9JY

**£1,195,000**  
**FREEHOLD**

Nestled on the charming Elgar Avenue in Surbiton, this exquisite detached bungalow with garage offers a perfect blend of modern living and classic charm. Spanning an impressive 1,966 square feet, this newly renovated property boasts five generously sized bedrooms, making it an ideal family home.

The spacious reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. The two well-appointed bathrooms provide convenience for busy mornings and family life.

Built in 1930, this bungalow retains a sense of character while incorporating contemporary finishes that cater to today's lifestyle. The property is situated in a highly sought-after area, known for its excellent school catchment, making it a prime choice for families looking to settle in a nurturing environment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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