

Absolute Homes

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Ewell Road, Surbiton, KT6 6AH



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£1,395,000 (Freehold)

Description:

An imposing double fronted detached family home dating back to 1876 and retaining many features from this period. Upon entering the bright entrance hallway, the property offers well planned and proportioned rooms covering 2170 sq. ft. and arranged over 2 floors. There is a head height basement with plenty of storage and a large loft space suitable for conversion subject to the usual consents.

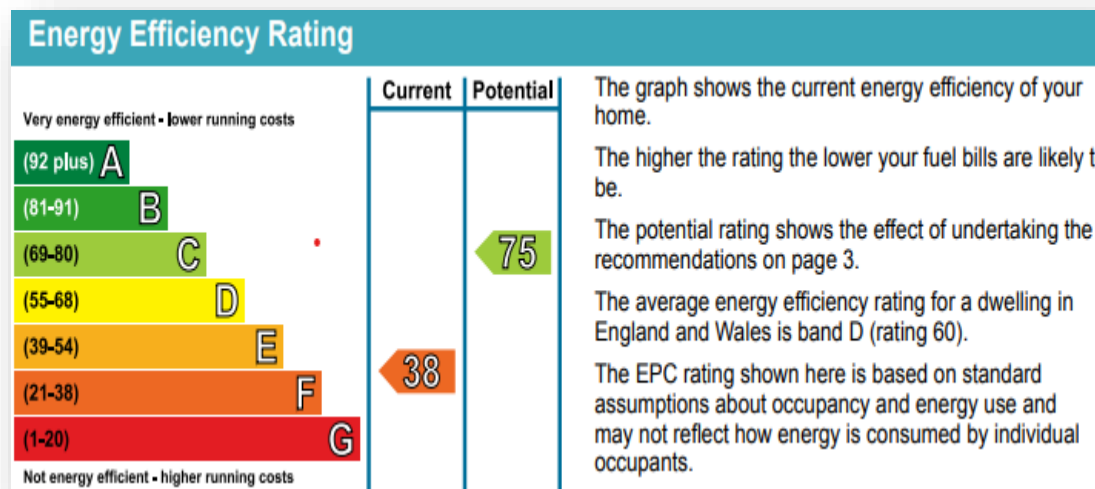
The Lounge opens out onto the secluded and Southeast facing garden and is complimented by a sizable dining Room and Large Breakfast Room. The layout is ideally suited for an open plan kitchen breakfast room creating a large family space in the process.

To the first floor are 4 good sized bedrooms, a shower room (a second bathroom for the property) and an additional WC.

The rear garden has a mature screening of shrubs and trees offering seclusion whilst also offering good amounts of space with a well-tended lawn, large patio area, greenhouse and a separate detached single garage.

To the front of the property is a driveway with parking for numerous cars leading to the garage and a walled and hedged garden.

Property of this size is seldom available and is worthy of a visit to fully appreciate what this home has to offer and the potential there is to make this a very comfortable home and adaptable home for years to come. EPC: F





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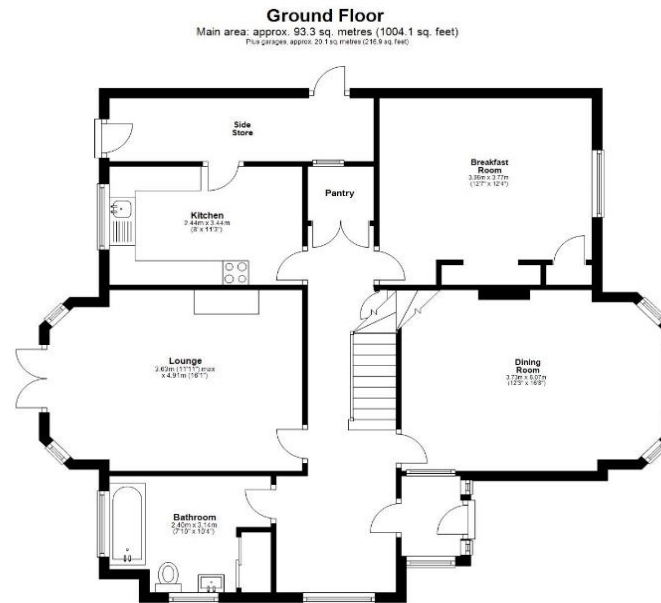
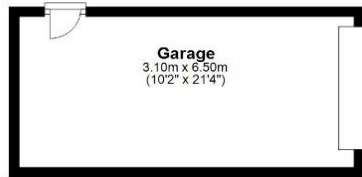


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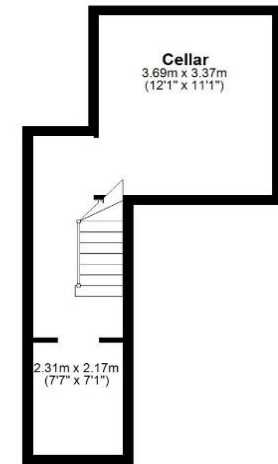


Information:

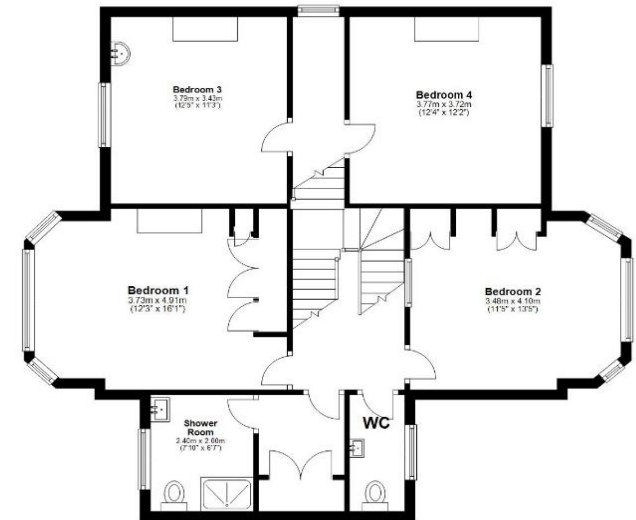
Tenure: Freehold
Council Tax: Band G
Council: Kingston Upon Thames
EPC: F
Price: £1,395,000



Basement
Approx. 23.3 sq. metres (251.0 sq. feet)



First Floor
Approx. 85.0 sq. metres (915.4 sq. feet)



Main area: Approx. 201.6 sq. metres (2170.5 sq. feet)
Plus garages: approx. 20.1 sq. metres (216.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.