



ST. MARYS ROAD

Long Ditton, Surbiton, Surrey, KT6





# A SPACIOUS MODERN FAMILY HOME

A spacious and well-presented modern family home, located in a sought after tree-lined road conveniently located for Surbiton station.



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EPC

C

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





## WELL-PRESENTED THROUGHOUT

- Set behind electronic gates
- Modern and spacious throughout
- Open plan layout ideal home for entertaining
- Mature landscaped gardens
- Heated swimming pool
- Triple garaging



















## LOCATED IN A SOUGHT AFTER TREE-LINED ROAD

Nearby Surbiton is bordered on one side by the River Thames, which provides opportunities for walking, running, and cycling along the towpath. The town centre offers a selection of shops, restaurants, supermarkets, and coffee shops, while the large market town of Kingston, located just along the river, provides a wider range of high-street brands.

Communication links are excellent, with the station located in the town centre less than a mile away, offering a direct and fast service to London Waterloo. The A3 is also ideally positioned to provide access to central London and the South, and it connects with the M25.

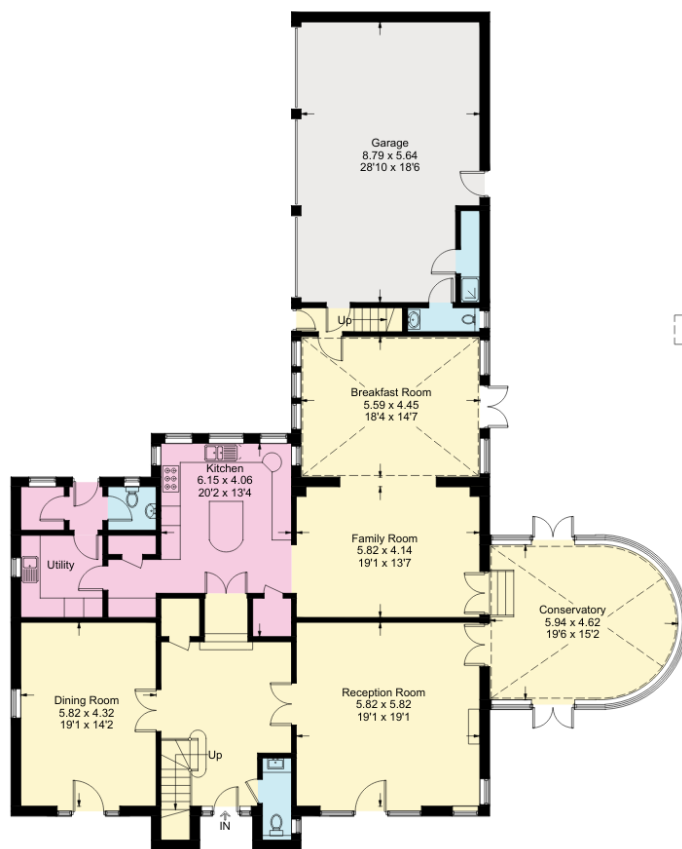
There is an excellent choice of recreational activities nearby. Sandown Park offers horse racing, skiing, golf, go-karting, a gym, and squash. The historic Hampton Court Palace and the National Trust-owned Claremont Landscape Gardens are also close by. Additionally, there are several golf courses in the area, including Surbiton, Coombe Hill, and Coombe Wood. Schooling in the area is outstanding, with Surbiton High, Shrewsbury House, Lady Eleanor Hollis, The Tiffin Girls' School, and Hampton all easily accessible.



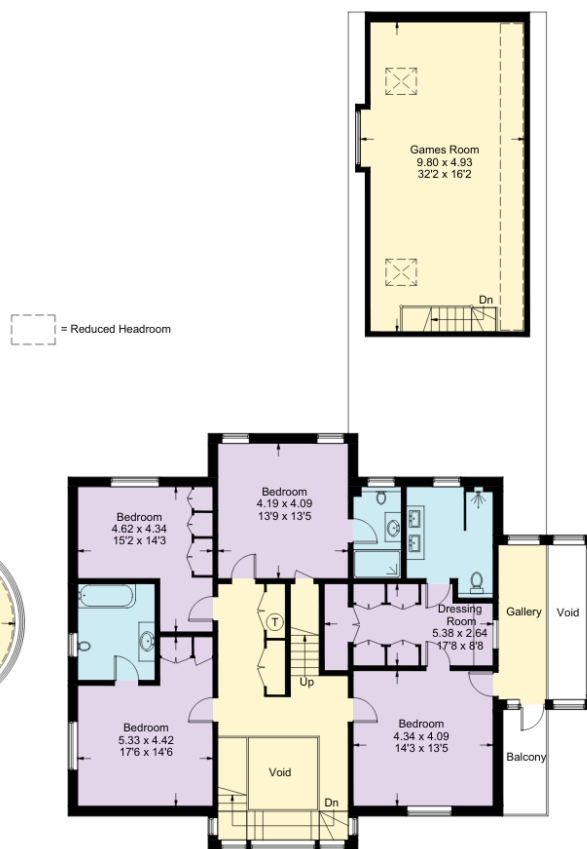




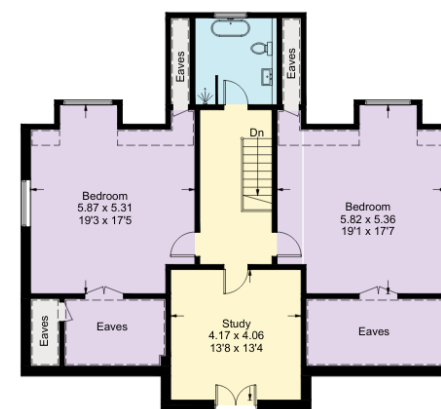




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 582.04 sq m / 6,265 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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