



Beresford Avenue, Surbiton, KT5 9LS

Welcome To

Beresford Avenue, Surbiton

A beautiful five bedroom house, well presented throughout. Beresford Avenue is situated within a popular tree lined road which would be close to Grand Avenue School and other local amenities.

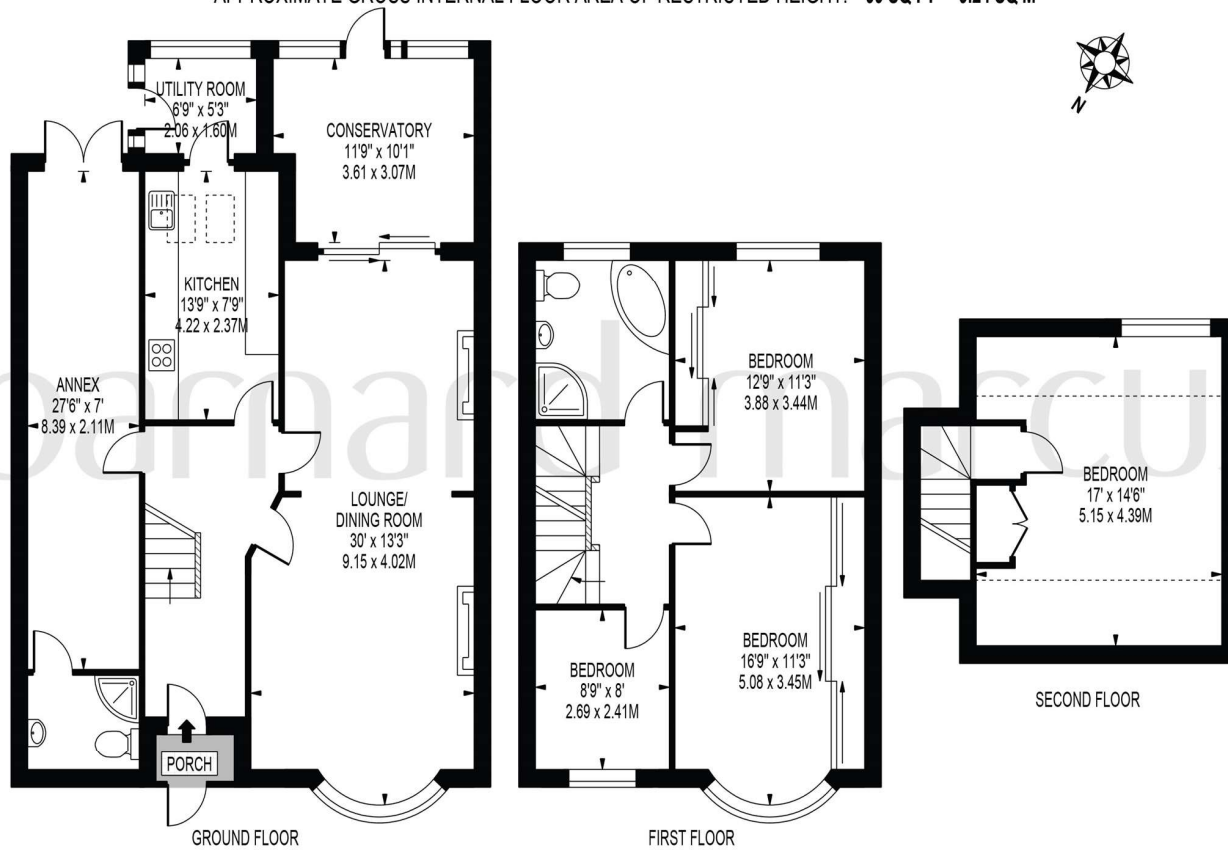


BERESFORD AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1811 SQ FT - 168.28 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 99 SQ FT - 9.24 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This unique home offers plenty of versatility in terms of the accommodation with plenty of options for home offices if need be!

This property benefits from a bright double reception room, a side extension, off-street parking and an impressive well maintained garden. This beautiful home benefits further from a conservatory and an outhouse at the rear of the garden.

Upstairs you have three bedrooms and a modern family bathroom. You then continue to the loft area which has been converted into another bedroom. This is a must see property for families looking for a spacious home. The house in total summarises to a staggering 1,841 Sqft!

This property offers larger and more spacious room sizes than most houses close by. The current owners have extended the property by utilising the garage and converting this, then extending further at the back. They currently use this as a fifth bedroom; also benefitting an en-suite!

Beresford Avenue is ideally positioned for the amenities in Tolworth; the restaurants, shops and bars of Surbiton & Kingston are within easy reach. Tolworth (National Rail) is the nearest station which is approximately 0.8 miles, furthermore you have another popular station which is just over a mile away; Berrylands station.

Welcome To

Beresford Avenue, Surbiton

- Three bedrooms on the first floor
- One bedroom with en-suite on the ground floor with access to the garden
- Summer house in the garden
- Off street parking
- Generous accommodation throughout

Tenure: Freehold EPC Rating: D

offers in the region of

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUR106913 - 0003

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