



**Northcote Avenue, Surbiton, KT5 9BZ**

## NORTHCOTE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1905 SQ FT - 176.98 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 291 SQ FT - 27.03 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.

Four/five bedroom semi-detached family home offering just over 1900 square foot of accommodation! Northcote Avenue is an incredibly popular tree lined road within Berrylands.

The property has been extended to both the side and rear to offer spacious and bright accommodation throughout. The ground floor comprises entrance hallway, open-plan lounge/diner with bay window to the front, open-plan kitchen breakfast room with doors to the garden and utility room, downstairs WC, study and fifth bedroom.

The first floor offers three double bedrooms and a family bathroom. The top floor occupies a further double bedroom and ensuite.

Outside there is a mature and secluded garden boasting a summer house with power to the rear.

Further features include and off-street-parking for several cars to the front of the property, double glazed windows and no onward chain.

This lovely family home is located close to both Berrylands and Surbiton Stations with services to London Waterloo in approximately 25-30 minutes.



## Welcome To

### Northcote Avenue, Surbiton

- Four bedrooms upstairs, one bedroom downstairs
- Additional study and summer house
- No Onward Chain
- Flexible and Versatile Accommodation
- Off Street Parking for several cars

Tenure: Freehold EPC Rating: Awaited

# £875,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUR107259 - 0002

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