



Westfield Road, Surbiton, KT6 4EJ

welcome to

Westfield Road, Surbiton

Residing on one of Surbiton's most renowned river roads, this incredibly rare to market five bedroom, three bathroom semi-detached home spans 1,707 sq ft of contemporary living accommodation whilst the property further benefits from a cabin in the South facing garden & a chain free sale.

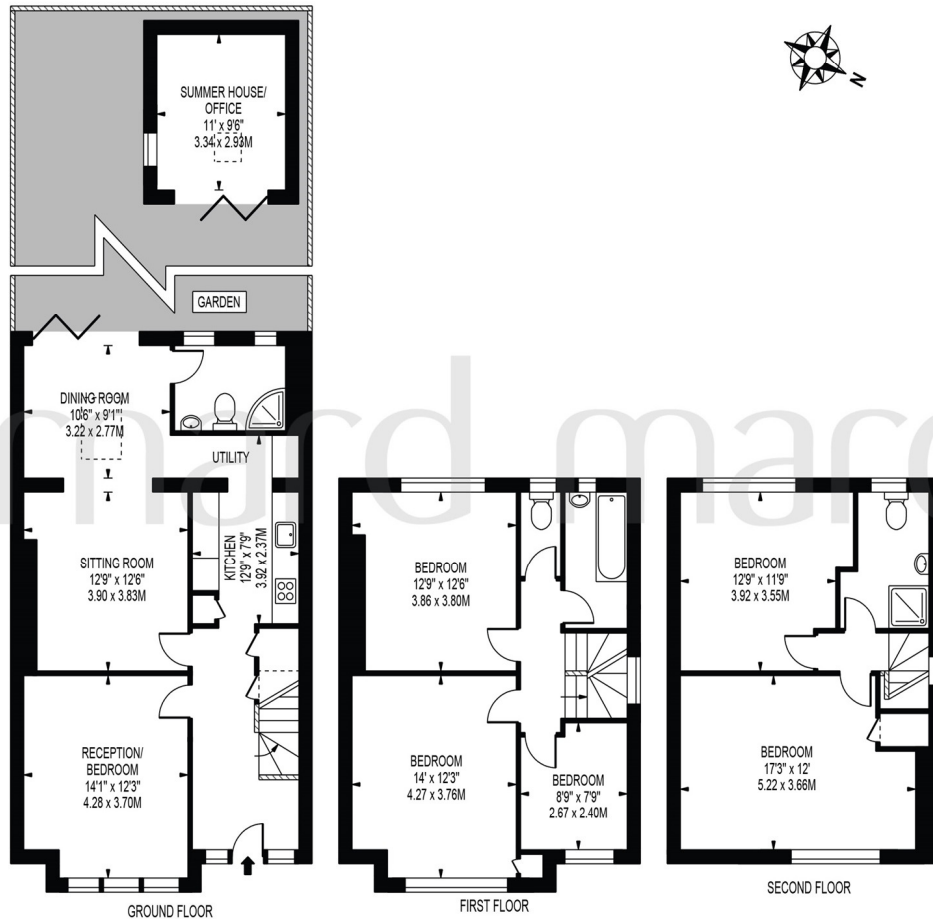


WESTFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1707 SQ FT - 158.63 SQ M

(EXCLUDING SUMMER HOUSE/OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE/OFFICE: 105 SQ FT - 9.79 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

Westfield Road enjoys being one of the most renowned river roads in Surbiton given its location offers just a 0.3 mile walk to Surbiton's vibrant town centre as well as its incredibly well connect rail station. The highly sought after location also benefits from just a short distance to Kingston & Thames Ditton as well as falling within the catchments for outstanding junior, primary & secondary schools making it perfect for those with families.

The heart of the home lies within the vast reception area that makes for perfect cosy evenings in front of the television whilst also flowing elegantly on to the dining area that offers an ample amount of space. Adjoining the living/dining area is a galley kitchen, which includes integrated appliances, as well as a stylish three piece bathroom. In addition, a second lounge area is located at the front of the house. Finally, large bi-fold doors grant access to the west facing rear garden which includes a fully functional cabin that can be utilised for a variety of different functions.

The first floor of this exciting home consists of three incredibly well proportioned bedrooms as well as a separate toilet & bathroom. Similarly, the top floor boasts two very large double bedrooms & another three piece family bathroom.

With the additional benefits of off street parking for multiple vehicles as well as a chain free sale; this property is undoubtedly going to be very popular so immediate inspection is advised.

welcome to

Westfield Road, Surbiton

- Five Bedrooms
- Three Bathrooms
- Chain Free
- South Facing Garden
- Drive Way

Tenure: Freehold EPC Rating: Awaited

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108467



Property Ref:
SUR108467 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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