



**PORTFOLIO**  
from

  
barnard marcus

Westfield Road, Surbiton, KT6 4EL

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Located on one of the most popular river roads in Surbiton, enjoying just a 0.3 mile distance to Surbiton's rail station & vibrant town centre, whilst further boasting a beautiful finish throughout with the additional benefit of residents' permit on-street parking.



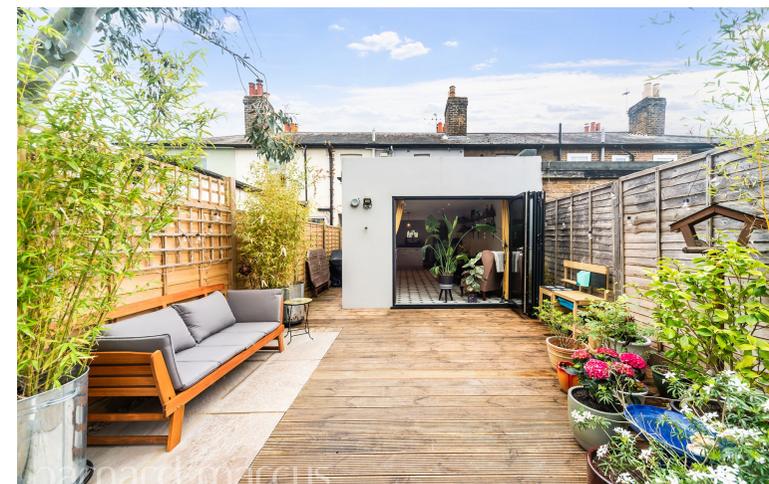


Residing on one of Surbiton's most renowned river roads which enjoys just a 0.3 mile distance to Surbiton's rail station, as well as its vibrant town centre hosting a wide variety of bars & restaurants, this home's location further benefits from falling within the catchment areas for a selection of popular primary & secondary schools, making it perfect for young families.

The property opens with a wonderfully charming & cosy reception area that enjoys a log burner as well as french shutters and original Victorian floorboards, adding to the beautiful aesthetics of the property. Adjoining is the heart of the home that lies within the vast open plan kitchen/ diner. The recently renovated kitchen comes with an ample amount of storage, as well as a tremendous amount of counter top space whilst boasting a modern & stylish finish. The space also comes complete with an incredibly versatile space that can be used as a dining area or an additional reception room. Access to the paved/ decked luscious garden area is through the large bi-fold doors at the end of the kitchen.

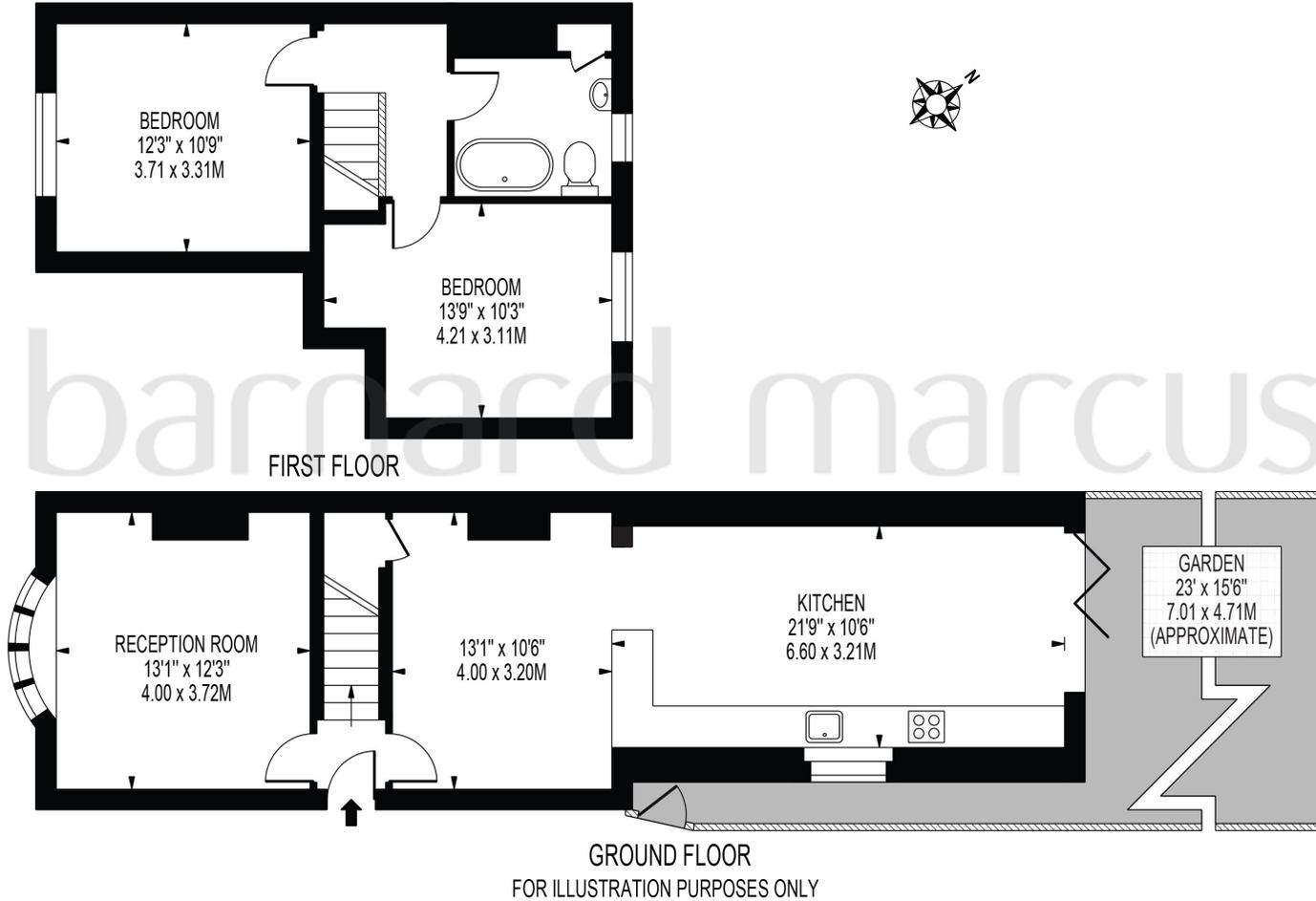
The top floor of this spectacular, rare to market home consists of two sizeable double bedrooms, as well as an equally spacious & contemporary three-piece bathroom. The loft is also complemented by recently installed insulation & boarding.

With the additional benefit of residents' permit on-street parking & recently installed windows, immediate inspection is advised to avoid disappointment.



# WESTFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 993 SQ FT - 92.25 SQ M



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# welcome to Westfield Road, Surbiton, KT6 4EL

Offers in Excess of

## £825,000

- Victorian Cottage
- Sought After River Road Location
- Open Plan Kitchen/Diner
- Beautifully Presented Throughout

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

## 020 8390 8181

or email [Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)

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