



barnard marcus

PORTFOLIO
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Grange Cottage, Southborough Road, Surbiton, KT6 6JN

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Hidden on one of Surbiton's most highly regarded roads, this four bedroom detached home sits on an approximately 100 foot plot with a South facing garden as well as the additional benefits of two receptions, two bathrooms, a double garage & conservatory.



Hidden on one of Surbiton's most highly regarded roads, this four bedroom detached home lies just 0.6 miles from Surbiton's well connected rail station as well as its vibrant town centre. The location also greatly benefits from falling within the catchments for a wide variety of good to outstanding primary & secondary schools making it ideal for young families.

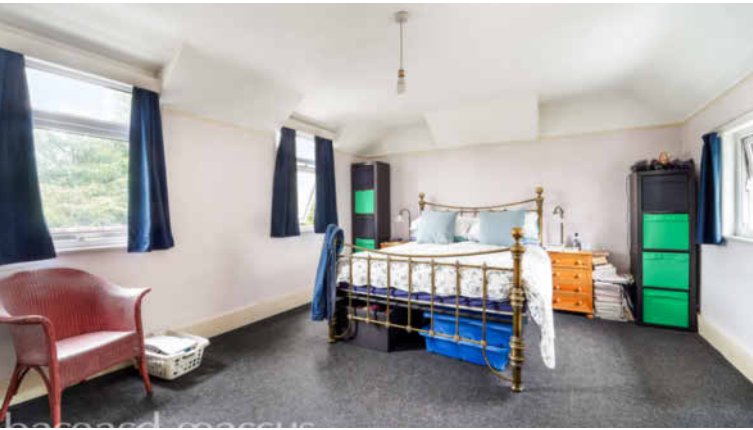
The home opens with a welcome hallway entrance that flows elegantly in to the first reception room which enjoys a tremendous amount of natural light through the adjoining conservatory. Also adjoining is the contemporary galley kitchen that which offers an ample amount of storage & counter top space. Opposite is the second vast reception room that can be utilised as a functional living/dining room.

Completing the ground floor is a wet room as well as a luscious south facing garden & the first of the large double bedrooms that comes complete with built in storage.

The top floor consists of three bedrooms as well as a three piece family bathroom. The top floor also comes complete with a wide variety of storage. The property also holds a huge amount of development/extension potential subject to planning permission & also currently has planning permission for two detached houses.

With the additional benefits of a double garage & off street parking; this home demands immediate inspections to appreciate its full potential so to arrange a viewing please contact Barnard Marcus on 0208 390 8181.



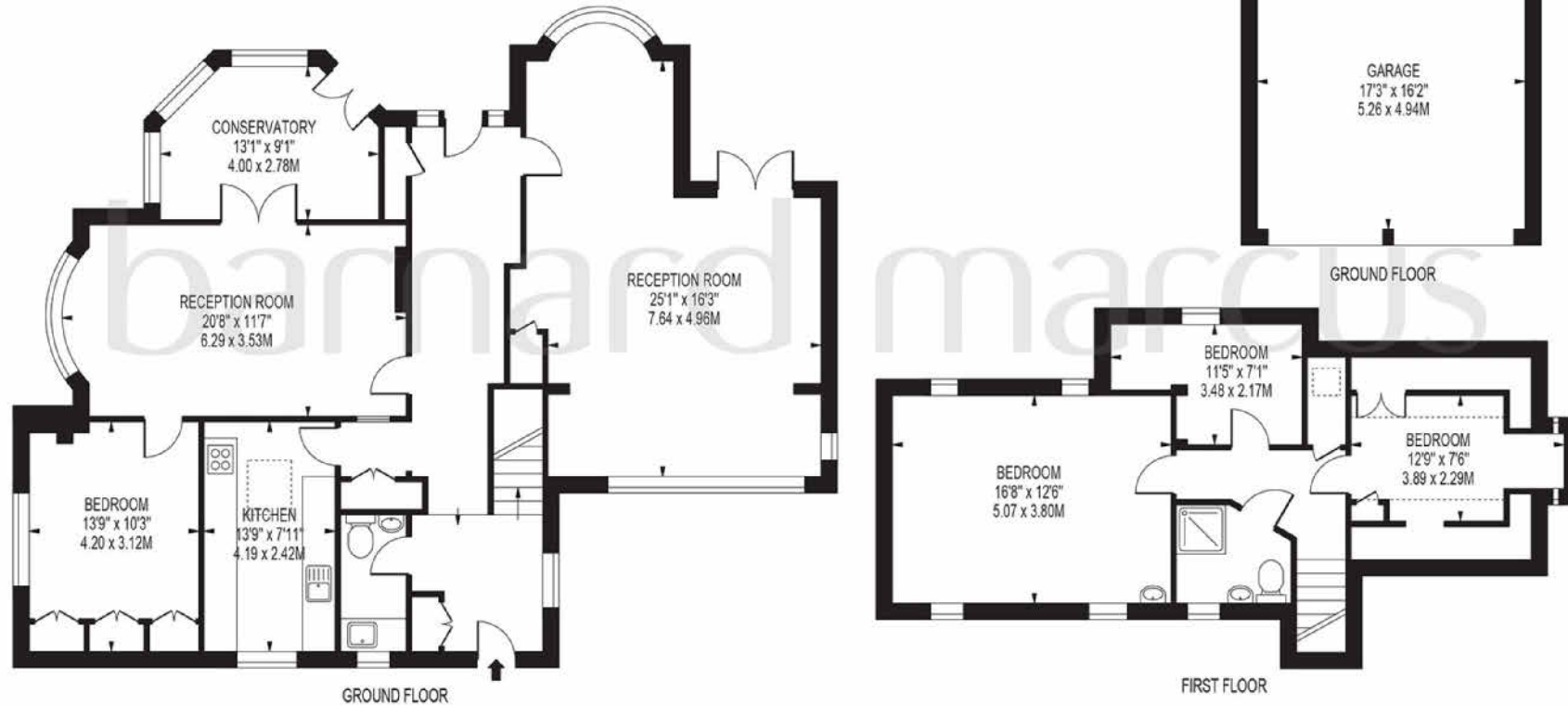


GRANGE COTTAGE, SOUTHBOROUGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1827 SQ FT - 169.76 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 82 SQ FT - 7.63 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 280 SQ FT - 25.98 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.
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welcome to

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£1,350,000

- Four Bedroom
- Detached
- Enormous Scope For Extension (STPP)
- South Facing Gardens

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

020 8390 8181

or email Surbiton@barnardmarcus.co.uk

5A Surbiton Parade St. Marks Hill, Surbiton, Surrey KT6 4RB

barnardmarcus.co.uk

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