



**PORTFOLIO**  
from



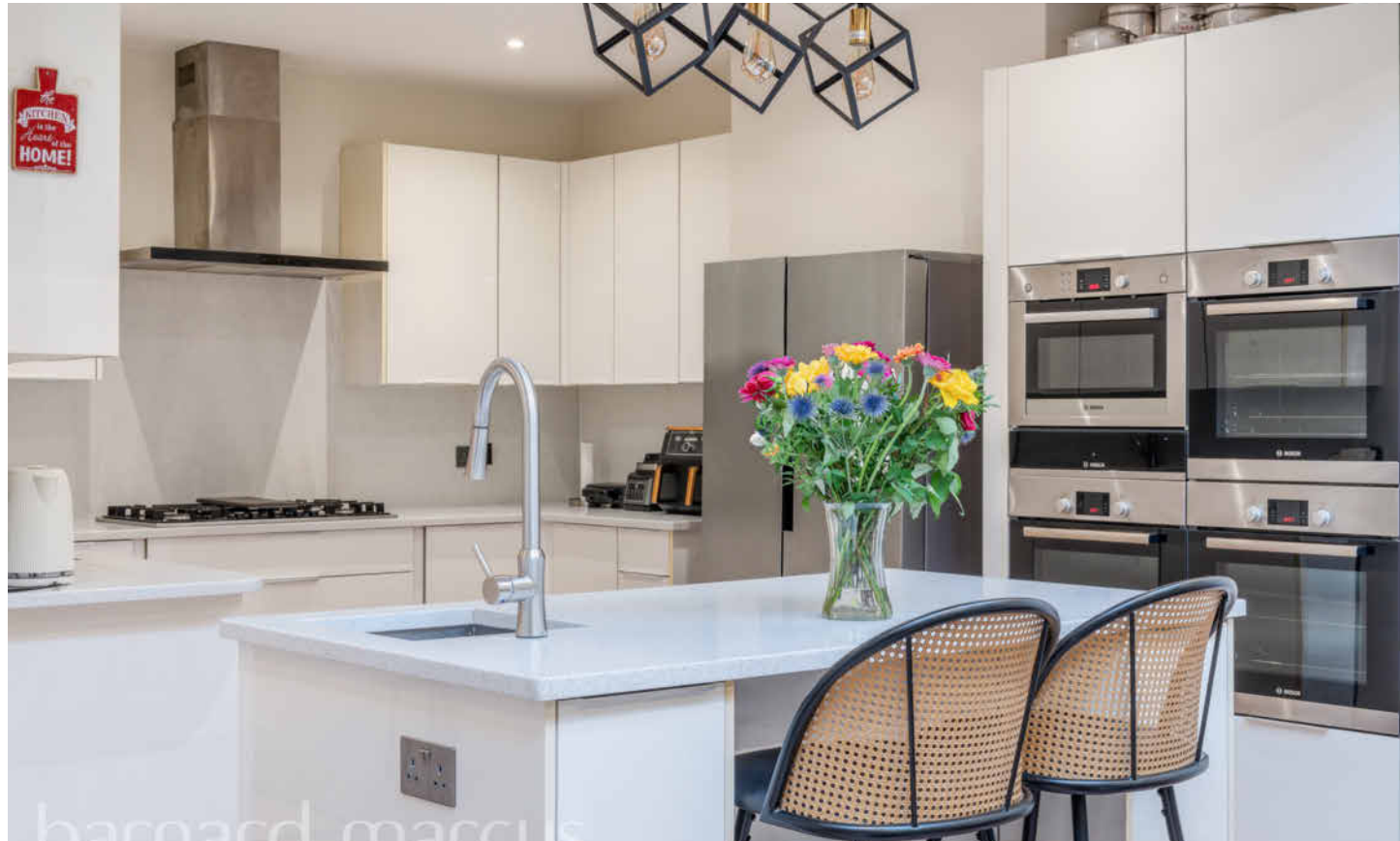
barnard marcus

Lyndhurst Avenue, Surbiton, Surrey, KT5 9LL

# Lyndhurst Avenue, Surbiton, Surrey, KT5 9LL



Located within the highly regarded Berrylands area of Surbiton, this meticulously designed five bedroom semi-detached home is offered to the market in exceptional condition with the additional benefits of two bathrooms, vast open plan living/kitchen/dining space with separate lounge & study







barnard marcus



Located within the highly regarded Berrylands area of Surbiton, this meticulously designed five bedroom semi-detached home is offered to the market in exceptional condition with the additional benefits of a short distance to Surbiton Rail Station as well as surrounding good/ outstanding primary & secondary schools making it perfect for those with young families

The heart of the home lies within the vast open plan living/kitchen/dining space which enjoys incredibly high ceiling fitted with velux windows which allow an abundance of natural light to illuminate the space through out the day as do the bi-fold doors. Access to the respectable garden complete with adaptable garden house. The living/dining area allow an ample amount of space for a collection of furniture whilst the kitchen enjoys a generous amount of storage & counter top space with a beautiful island drawing the room together.

Adjoining is the separate & equally breath-taking lounge which is complemented by bespoke storage as well as french shutters. Completing the ground floor is a versatile study area which flows on to the utility space as well as the first of the double bedrooms. The first floor consists of three double bedrooms, two of which include built in wardrobe space, as well as a sophisticated three piece family bathroom complete with his & her sinks.

The top floors is concluded with the master bedroom which offers a dual aspect, integrated wardrobes & en suite.



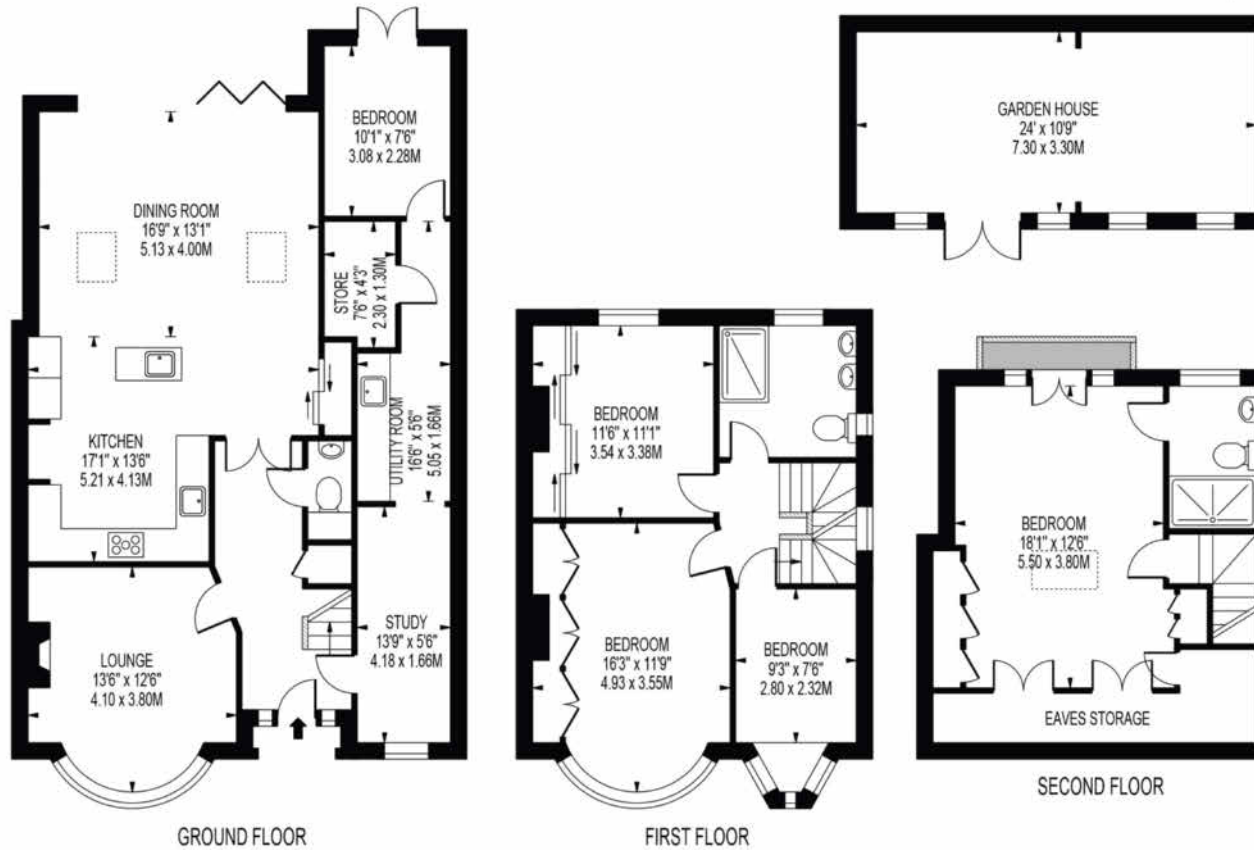
## LYNDHURST AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1887 SQ FT - 175.33 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 71 SQ FT - 6.63 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 259 SQ FT - 24.09 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.  
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# welcome to

## Lyndhurst Avenue, Surbiton, Surrey, KT5 9LL

Price

# £1,200,000

- Five Double Bedrooms
- Two Bathrooms
- Spacious Garden House
- Exceptionally High Specification

EPC Rating: C

Council Tax Band: F

Tenure: Freehold

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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[barnardmarcus.co.uk](http://barnardmarcus.co.uk)



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