



## Catherine Road, Surbiton, KT6 4HA

A stunning, spacious newly built four-bedroom, four-storey townhouse, with three bathrooms, extensive living space and driveway parking. Located on one of the highly desirable tree lined 'river roads' within walking distance of Surbiton mainline station and high street with the Thames at the end of the road. The many benefits include a spectacular kitchen-living-dining-garden room with bi-folding doors open onto the south-west-facing terrace and a utility room. The bespoke Hacker German kitchen includes Miele appliances, Quooker hot tap, stone surfaces and large sociable island. There is a spacious entrance lobby/coats and boot room (and an inner lobby) plus a cloak room. On the first floor there is an impressive sitting room overlooking the garden. Four double bedrooms, fitted wardrobes, the master bedroom and top floor suite enjoy sumptuous en-suite bathrooms plus there is a further coordinated shower room. The specification, finish and attention to detail is to the highest standard. A remarkable home in a wonderful location.

**Guide Price £1,999,950 Freehold**

**EPC Rating:**

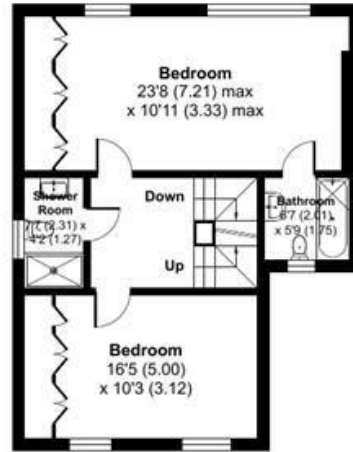
# Catherine Road, Surbiton, KT6

Approximate Area = 2664 sq ft / 247.5 sq m

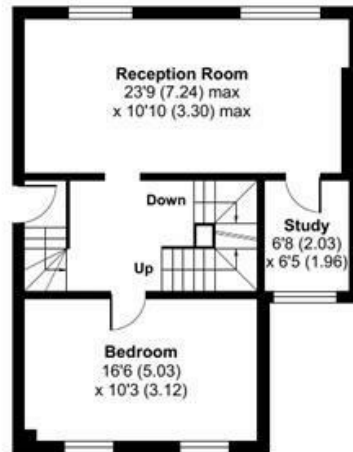
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1073953.

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		