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## Hook Road, Surbiton, KT6 5BH

An outstanding spacious detached house, set on a large secluded plot with the potential to extend and improve (subject to usual consents). The outbuildings include a fully equipped garden studio, a large office and a garage. Located within easy reach of Surbiton mainline station and high street. The many benefits include extensive living accommodation with a large open plan flowing reception room of lounge, dining and a snug with solid wood parquet flooring opening onto the garden. Plus a separate sizeable kitchen breakfast room also with a door to the garden. There is a welcoming entrance hallway and a ground floor cloakroom with a shower. On the first floor, three good size double bedrooms and a modern white bathroom. Separate to the main house, there is a garage, a large office plus a separate studio/garden room with kitchen and bathroom facilities. The private, secluded garden includes two storage sheds and there is a sweeping driveway with generous parking space. Council tax band F. Sold with no onward chain. An excellent opportunity to acquire a long-term family home.

**Guide Price £950,000 Freehold**

**EPC Rating: E**

# Hook Road, Surbiton, KT6

Approximate Area = 1361 sq ft / 126.4 sq m

Garage = 153 sq ft / 14.2 sq m

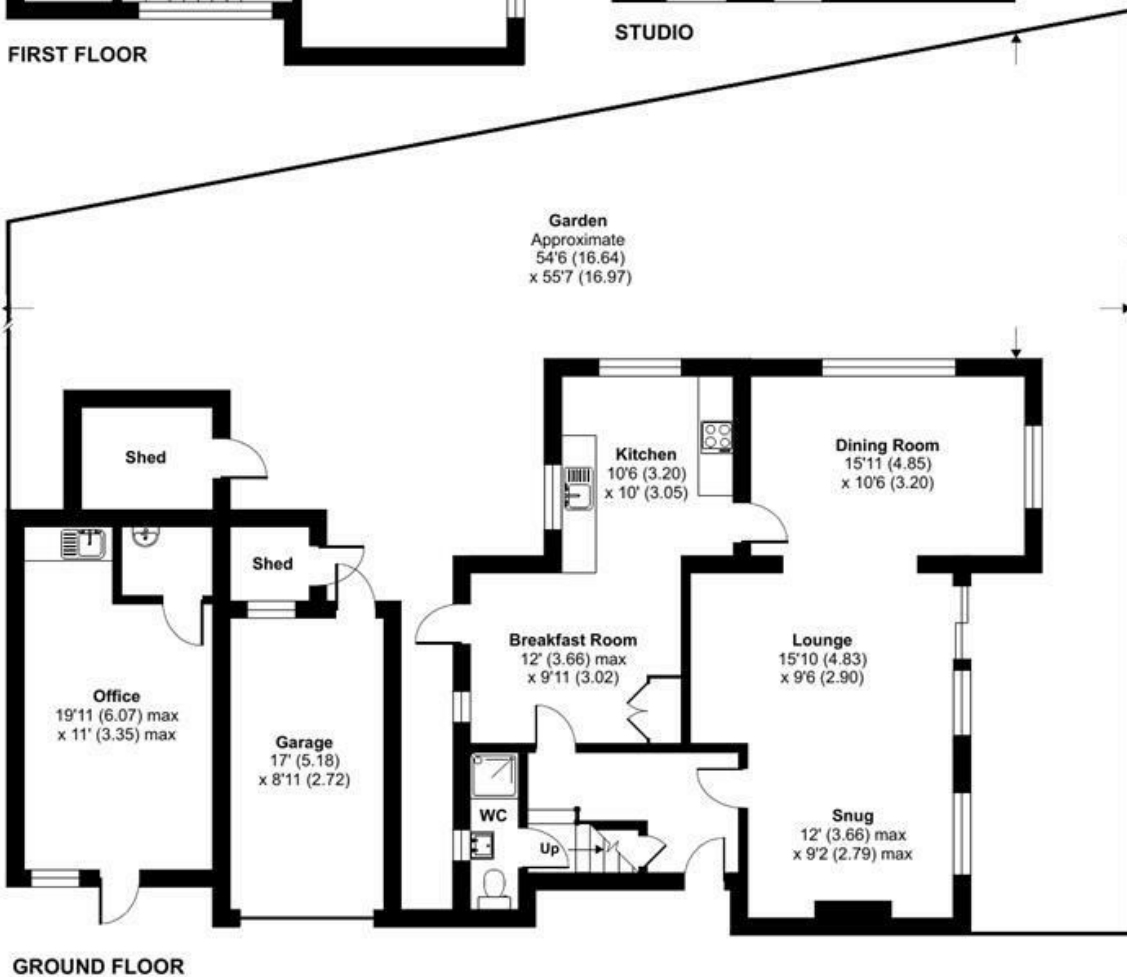
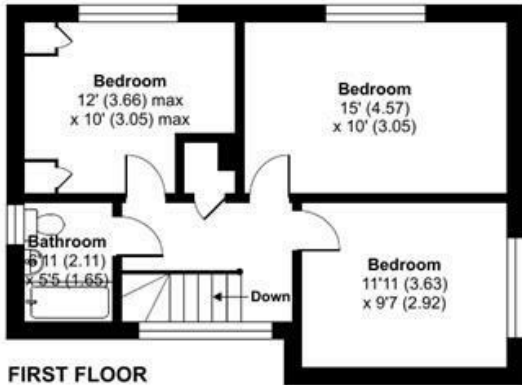
Office = 220 sq ft / 20.4 sq m

Studio = 254 sq ft / 23.6 sq m

Shed = 66 sq ft / 6.1 sq m

Total = 2054 sq ft / 190.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1026376.

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.

