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Draycot Road, Surbiton, KT6 7BL

A semi-detached period house in need of extensive refurbishment which would benefit from extending subject to usual consents. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The benefits include two-good size reception rooms plus a separate kitchen and a ground floor shower room. On the first floor there are two good-size bedrooms plus a smaller room accessed from the rear bedroom . To the rear there is a side return area and a private garden which. Council tax band D. Following extensive work, the property offers the opportunity to create a lovely home. No onward chain.

Draycot Road, KT6 Approximate Area = 829 sq ft / 77 sq m For identification only - Not to scale Garden Approximate 16'5 (5.00) x 12' (3.66) **Shower Room** 7' (2.13) x 6'7 (2.01) Kitchen Bedroom 9' (2.74) 9' (2.74) max x 7' (2.13) x 6'10 (2.08) Dining Room 12' (3.66) x 10'10 (3.30) Bedroom 12' (3.66) x 10'11 (3.33) Bedroom Reception Room 12' (3.66) x 12' (3.66) 12' (3.66) x 12' (3.66) **FIRST FLOOR 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: 1094413 Certified Property Measurer

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