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## Raeburn Avenue, Surbiton, KT5 9BN

A spacious four-bedroom family home with extensive living accommodation and a large west-facing private garden. Located within the desirable Berrylands area, only a short walk away from the shops and amenities of Tolworth Broadway and Tolworth station. The many benefits include a large family room to the front of the property and a spacious sitting room to the rear with a fireplace and sliding doors opening onto the garden. There is a separate fitted kitchen with integral appliances. The property also offers a study/ground floor bedroom and an additional toilet and shower room on the ground floor. There is a welcoming entrance hallway with stairs leading to the first floor which hosts three large double bedrooms and a generous-sized single bedroom, plus a modern white bathroom suite and a separate wc. Gas central heating and double glazing. To the rear, the south-facing garden stretches back approx. 117ft with mature trees, shrubs and a stone patio. There is driveway parking at the front of the property for two cars. Council tax band F. An excellent family home with potential.

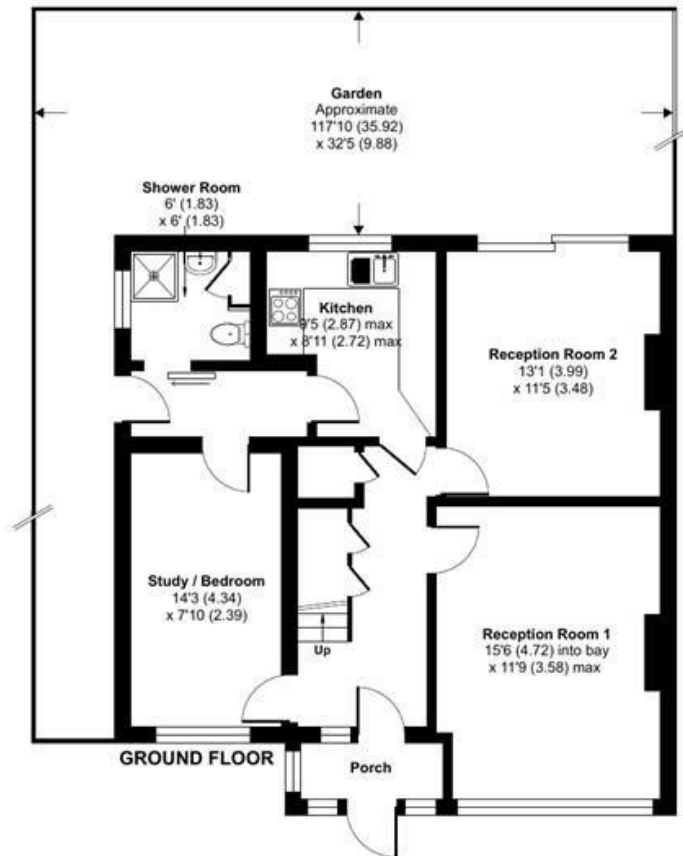
**Guide Price £800,000 Freehold**

**EPC Rating: C**

# Raeburn Avenue, Surbiton, KT5

Approximate Area = 1462 sq ft / 135.8 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 2024. Produced for Matthew James. REF: 1100113.

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			99
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	
(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	