



Culsac Road, Surbiton, KT6 7ST

2 HOUSES IN 1 - A large and versatile detached house with extensive flexible accommodation. Currently arranged as a four/five bedroom house and a separate two storey annex. The adaptable layout of this home lets it be easily rearranged as one large family home or as a 4 bed house and a self contained 2 bedroom house, offering ideal multigenerational side by side living, or income generation through letting potential. Located within easy reach of Surbiton mainline station, with local shops and both Primary and Secondary schools a short walk away. There is considerable living space on the ground floor, including a spacious main lounge with French doors opening onto the garden. A large modern fitted kitchen dining room. There is also a separate study, a ground floor bedroom with an en-suite bathroom, a welcoming entrance hallway, a cloakroom and a utility/cellar. On the first floor there are 2 good sized bedrooms each with en-suite and a third bedroom with en-suite bathroom and dressing room. There is a large floored loft space with development potential. The annex enjoys its own entrance, a fitted kitchen-breakfast room, a separate large living-dining room with French doors opening onto the garden, and a sleek contemporary ground floor shower room. On the first floor there is a large double bedroom and a full bathroom. To the rear is a private garden measuring approx. 70ft x 43ft. There is driveway parking at the front for 3/4 cars. An excellent home which can adapt and be arranged to suit your needs (subject to usual consents). Council tax band G. No onward chain.

Guide Price £975,000 Freehold

EPC Rating: D

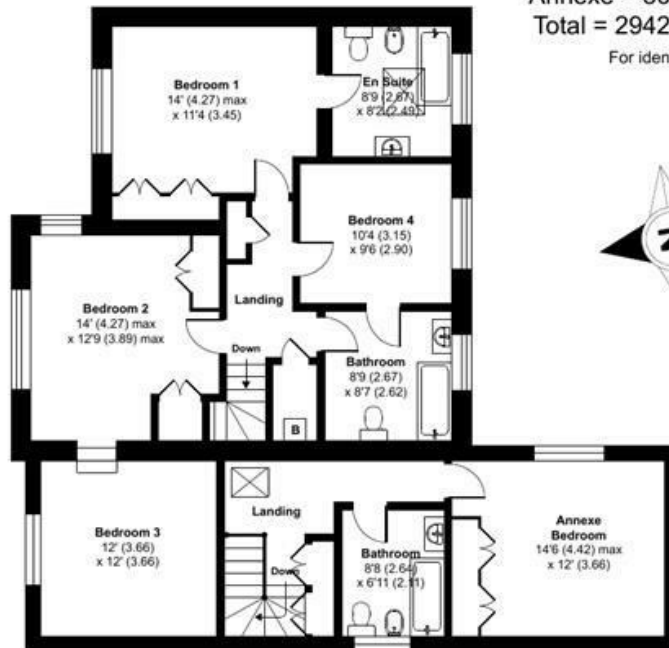
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Approximate Area = 2074 sq ft / 192.7 sq m

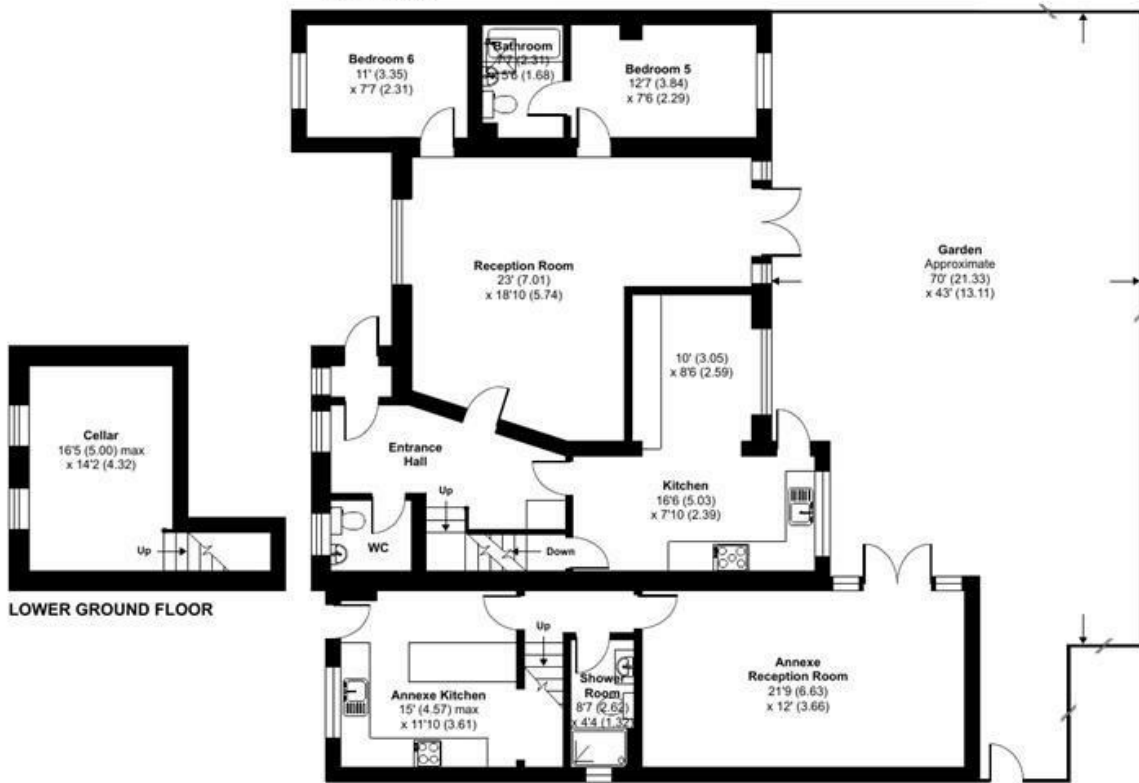
Annexe = 868 sq ft / 80.6 sq m

Total = 2942 sq ft / 273.3 sq m

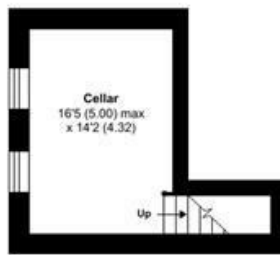
For identification only - Not to scale



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: 1120550

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	76
	EU Directive 2002/91/EC		

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