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## Villiers Avenue, Surbiton, KT5 8BD

A substantial six bedroom, three-bathroom detached period home with a beautiful landscaped garden and a sweeping driveway. Located within walking distance of Surbiton mainline station and high street. The many benefits include two grand principal reception rooms with tall ceilings and period fireplaces. There is also a dining room overlooking the delightful garden. The separate kitchen is a sympathetic blend of period features and contemporary fittings, including a walk-in pantry. There is also a separate utility room and a ground floor cloakroom. The reception hall includes a polished parquet floor and stairs leading to the first floor. On the first floor is a master bedroom suite with fitted wardrobes and an en-suite shower room. There are three further double bedrooms and a sumptuous family bathroom with a rolled top bath. On the top floor, two further double bedrooms and a third bathroom with a shower over the bath. At the rear is a beautifully mature landscaped and planted garden with stoned sitting areas, a pergola, lawn and a large studio/store. There is a sweeping driveway at the front of the property. Council tax band G. An excellent detached family home sold with no onward chain.

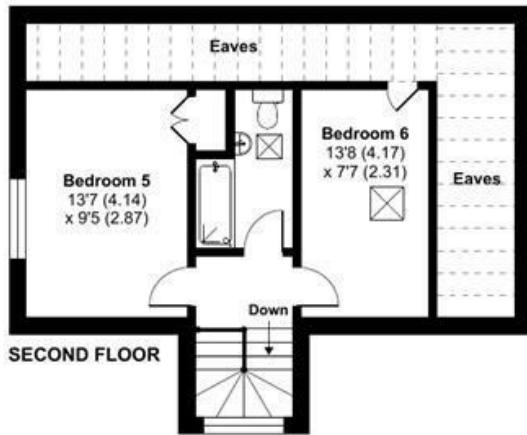
**Guide Price £1,395,000 Freehold**

**EPC Rating: E**

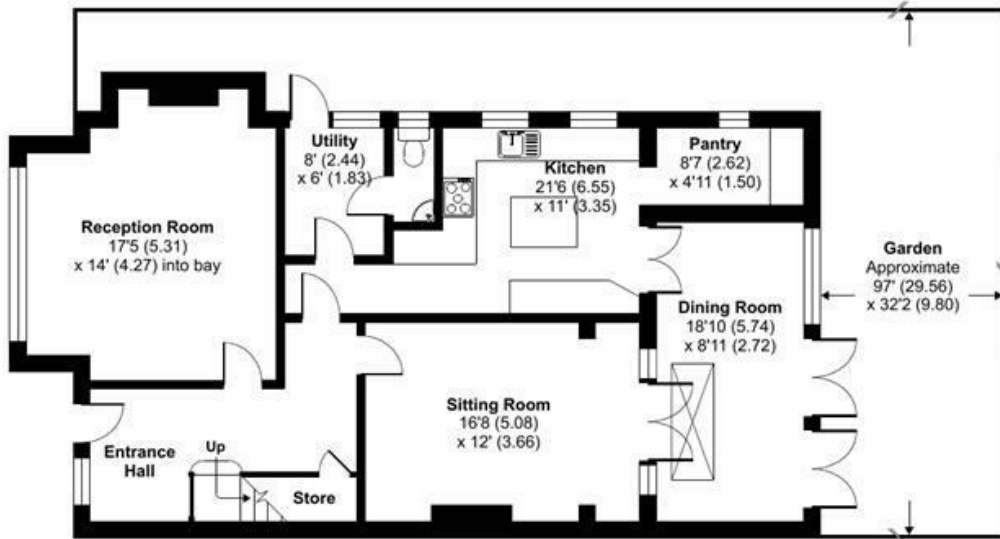
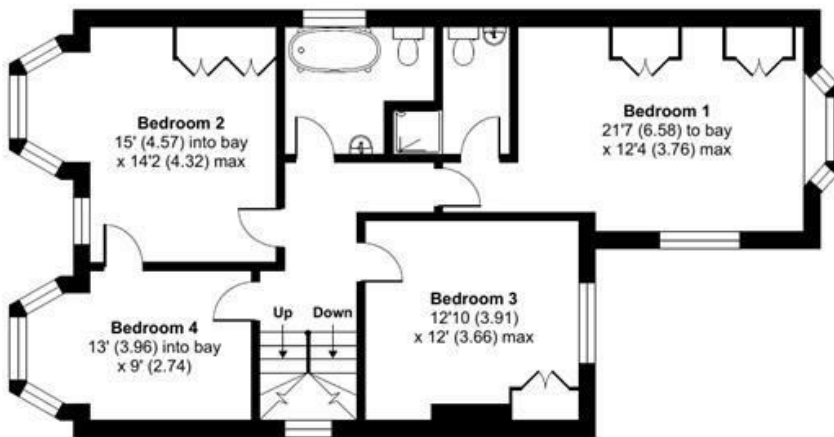
# Villiers Avenue, Surbiton, KT5

Approximate Area = 2357 sq ft / 219 sq m  
 Limited Use Area(s) = 188 sq ft / 17.4 sq m  
 Total = 2545 sq ft / 236.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1133057

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/fitings 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			
		43	74
<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	