



Westfield Road, Surbiton, KT6 4EL

An excellent, well presented three-bedroom, two-bathroom end of terrace period house, set over three floors. Located on one of Surbiton's highly desirable river roads, only minutes' walk from the mainline station, high street, local schools and the Thames. The many benefits include a contemporary high gloss kitchen with an integral oven-hob-hood and French doors to the courtyard garden. The large dining room is open plan to the kitchen with a period fireplace. At the front a lovely sitting room with a bay window, plantation shutters, a period fireplace and bespoke alcove joinery. On the first floor there is a large master bedroom and a good size second bedroom, both with recently installed fitted wardrobes. A sumptuous white and stone bathroom with a shower over the bath. On the lower ground floor a third bedroom/study with an en-suite shower and wc. Modern double glazing and gas central heating. To the rear is a small private courtyard garden with space for storage. Council tax band E. A lovely home.

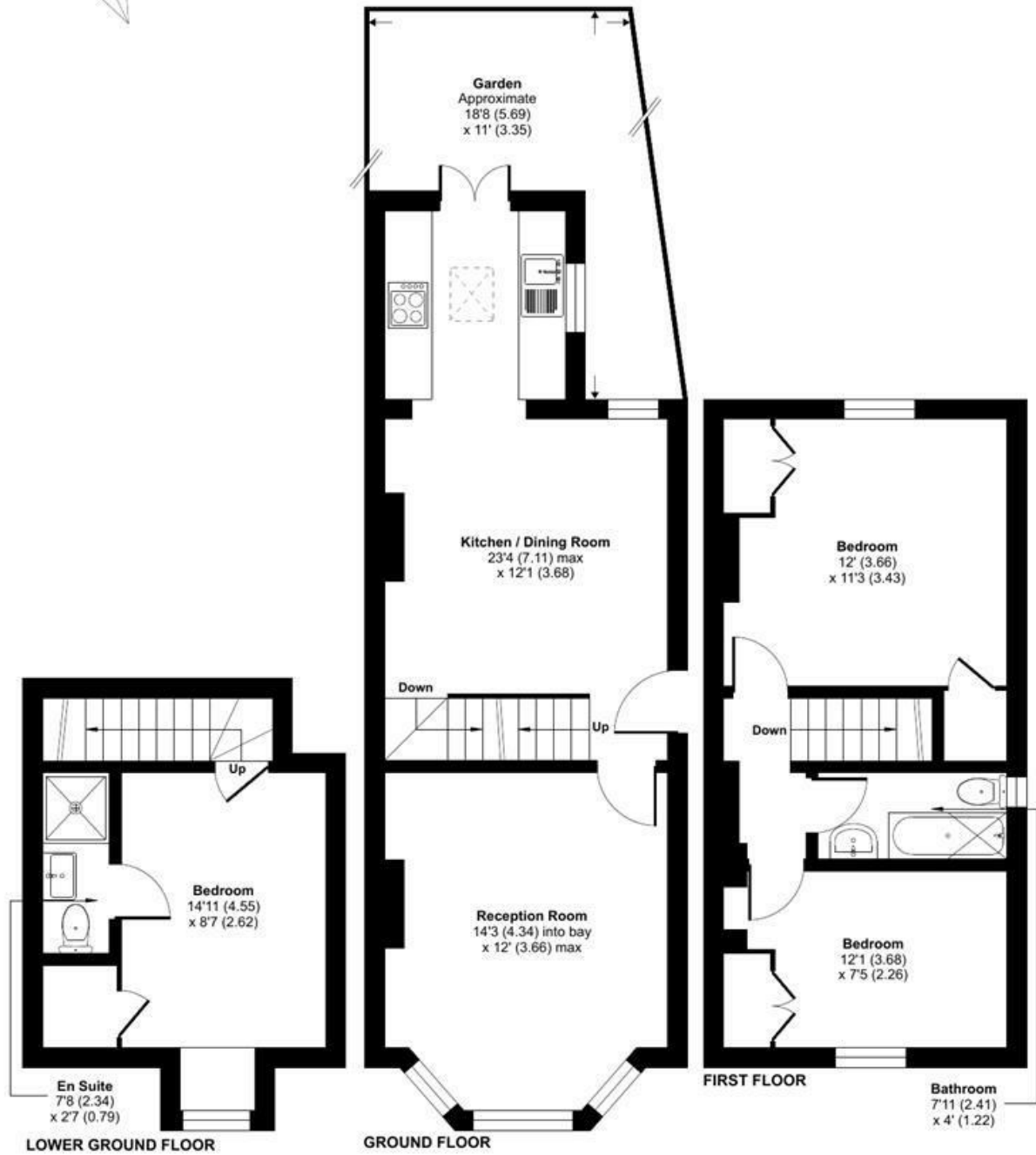
Guide Price £719,950 Freehold

EPC Rating: D

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Approximate Area = 911 sq ft / 84.6 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: 1134984

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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	