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## Derby Road, Surbiton, KT5 9AY

A spacious six-bedroom detached character family home with extensive living space and a large secluded garden. Set on an established residential road within easy reach of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits a large sitting room with a period fire place and bay window. There is a coordinated dining room also with a fireplace and French doors opening onto the garden. The large modern fitted kitchen room includes integral appliances plus a separate 15ft utility/garden room. There is a welcoming entrance hallway with a ground floor cloakroom/shower room. On the first floor, two very spacious double bedrooms, two good size single bedrooms and a modern family bathroom. On the second floor, two more very spacious double bedrooms and a modern shower room. There is a beautiful, well planted and maintained secluded garden to the rear and a traditional front garden. Council tax band F. A lovely family home.

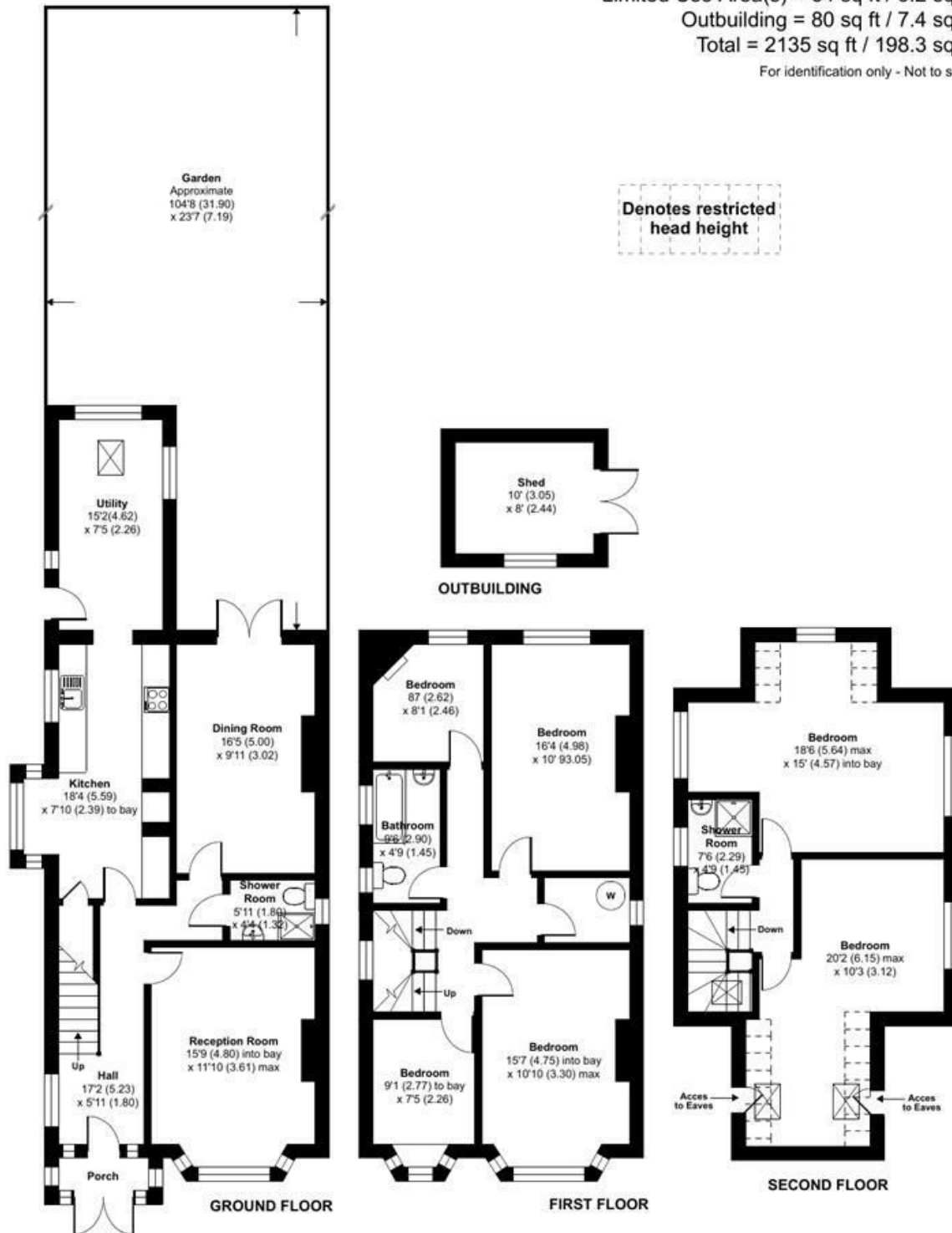
**Guide Price £1,175,000 Freehold**

**EPC Rating: D**

# Derby Road, KT5

Approximate Area = 2021 sq ft / 187.8 sq m  
 Limited Use Area(s) = 34 sq ft / 3.2 sq m  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 2135 sq ft / 198.3 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: 1144653.

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.

