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Beresford Avenue, Surbiton, KT5 9LW

An excellent spacious three-bedroom semi-detached house with extensive living accommodation and a large private garden. Located in the desirable Berrylands area within easy reach of Berrylands Station, with local shops and schools a walkaway. The many benefits include two generous size reception rooms, the rear sitting room enjoys a fireplace and French doors opening onto the garden. The sleek separate kitchen breakfast room includes a peninsular dining bar and a door to the garden. There is also a ground floor wc and study which leads to the garage. On the first floor, two large double bedrooms with fitted wardrobes and a good size third bedroom. The modern white bathroom suite includes a separate shower. Gas central heating and double glazing. To the rear is a well maintained secluded garden stretching over 100ft, with the benefit of a large garden room/store. To the front, driveway parking leading to a small garage. Council tax band E. A lovely family home.

Guide Price £740,000 Freehold

EPC Rating: D

Beresford Avenue, Surbiton, KT5

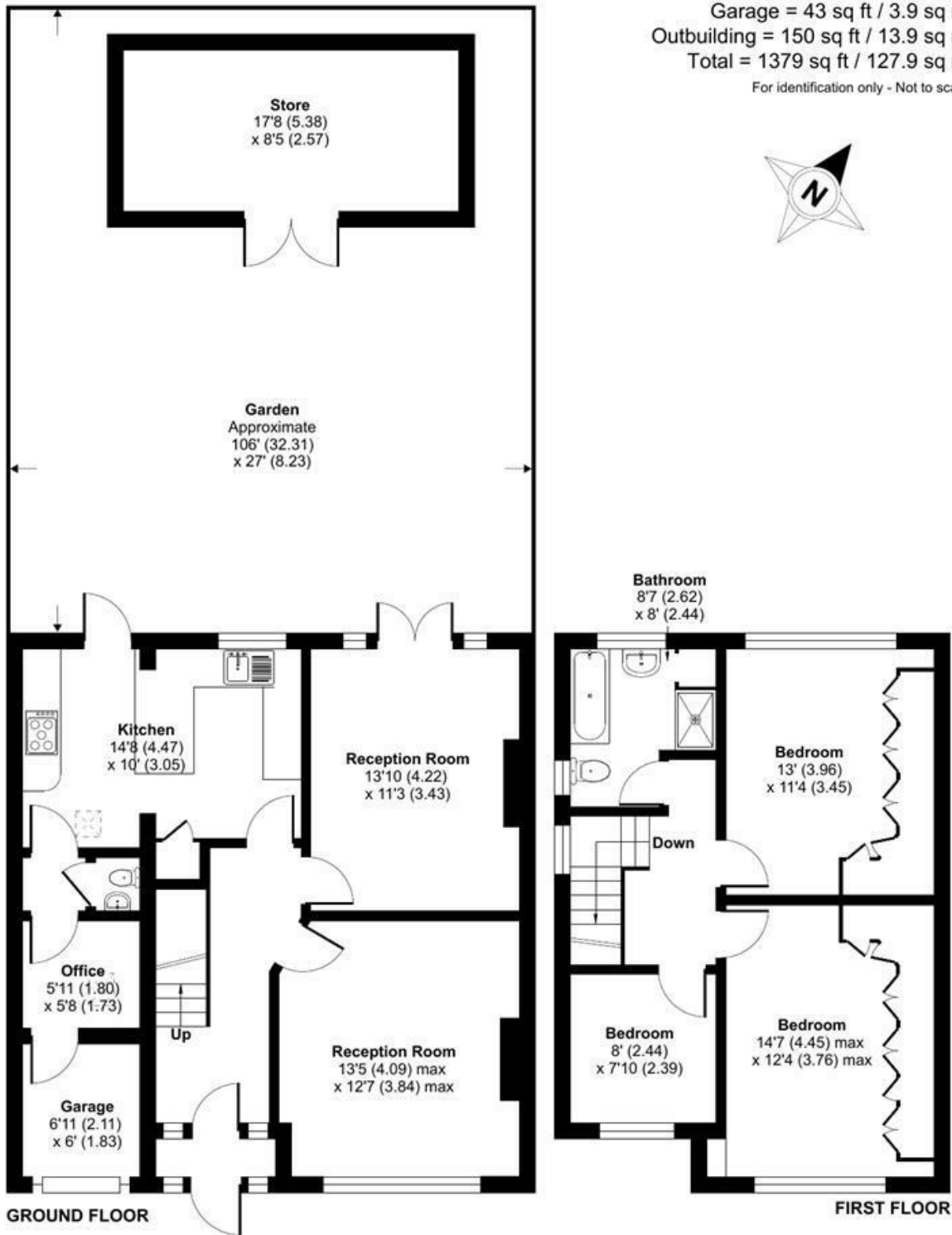
Approximate Area = 1186 sq ft / 110.1 sq m

Garage = 43 sq ft / 3.9 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 1379 sq ft / 127.9 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: 1160745

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