



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Villiers Avenue, Surbiton, KT5 8BH

An impressive, well presented spacious four/five bedroom semi-detached character family home with extensive living accommodation, a large private garden and driveway parking. Set on an established residential road within walking distance of Surbiton mainline station and high street. The many benefits include two large principal reception rooms. The sitting room includes a bay window, a period fireplace and opens onto a coordinated dining room, which in turn is part open-plan to a stunning contemporary shaker-style kitchen with integral appliances, stone surfaces and a sociable peninsular dining bar. There is also a light bright modern conservatory/garden room. Plus a separate utility room, a ground floor 5th bedroom/study, a cloak room and a welcoming entrance hallway. There is also a beautiful parquet flooring running through the ground floor. On the first floor there are four generous-size bedrooms and a stylish family bathroom with a stand-alone bath and a separate walk-in shower. There is also a large loft space with potential to extend (subject to usual consents). Rewired and new central heating system (approx. 3 years ago). The large private garden includes a dining terrace plus additional sitting areas and a shed. There is driveway parking at the front. A lovely family home.

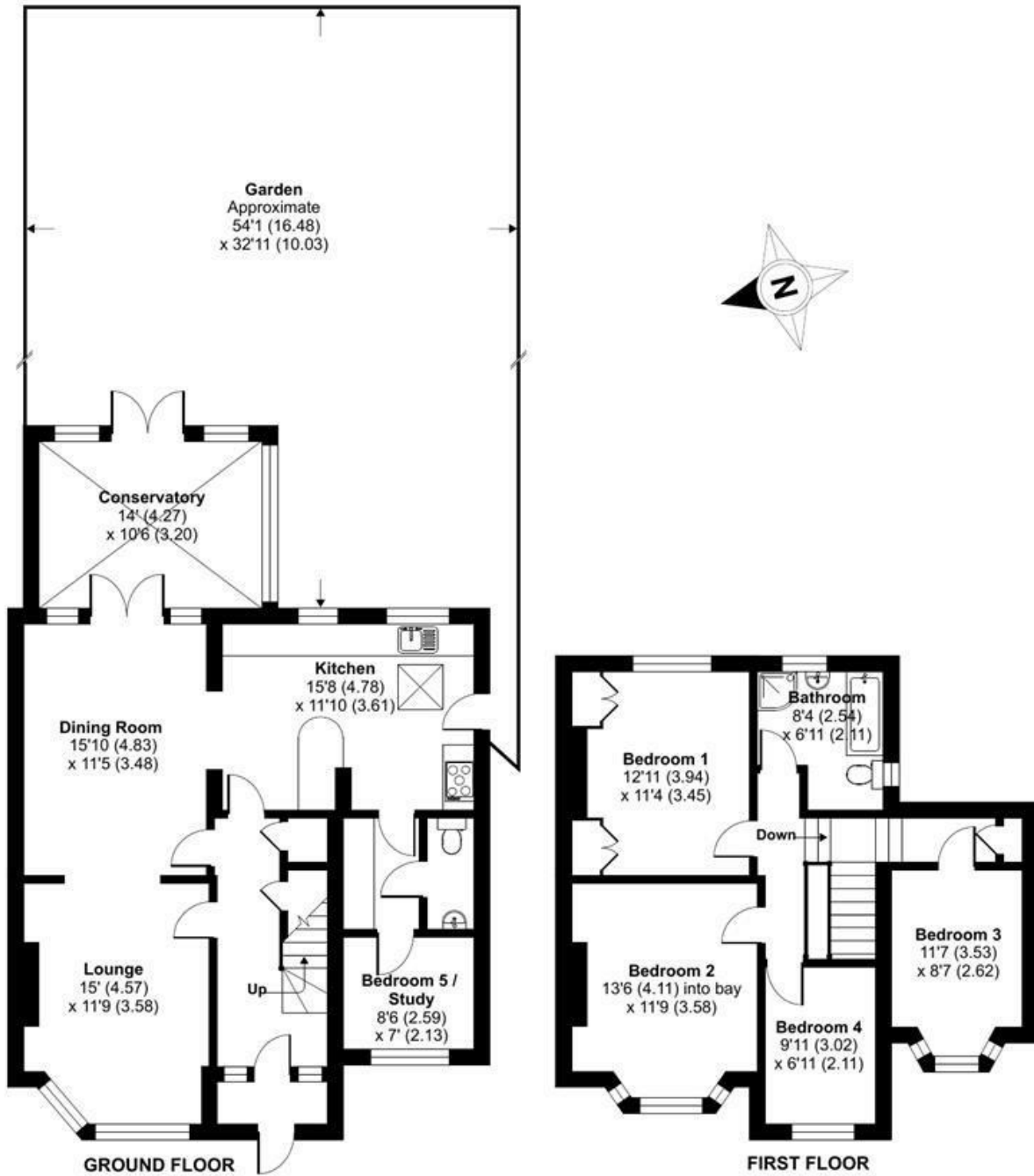
Guide Price £1,135,000 Freehold

EPC Rating: D

Villiers Avenue, Surbiton, KT5

Approximate Area = 1686 sq ft / 156.6 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: 1165930

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.

