



Minniedale, Surbiton, KT5 8DH

An outstanding three double bedroom, two bathroom, period home with character features presented in excellent condition. Located on a quiet residential road within walking distance of Surbiton mainline station and high street as well as Kingston town centre. The many benefits include a sitting room with a feature fireplace, wood burning stove and plantation shutters. There is a large, impressive contemporary open plan kitchen-dining room with French doors leading to the garden. The modern shaker style kitchen includes integral appliances a sociable peninsular bar and stone surfaces. On the first floor, two spacious double bedrooms with fireplaces and a large sumptuous family bathroom with a shower over the bath. On the second floor a generous master bedroom suite with, built in wardrobes, study space, eaves storage, French doors to a Juliet balcony and a stylish en-suite shower room. To the rear is a well-maintained landscaped private garden with a large stone terrace. Council tax band E. A lovely family home.

Guide Price £765,000 Freehold

EPC Rating: D

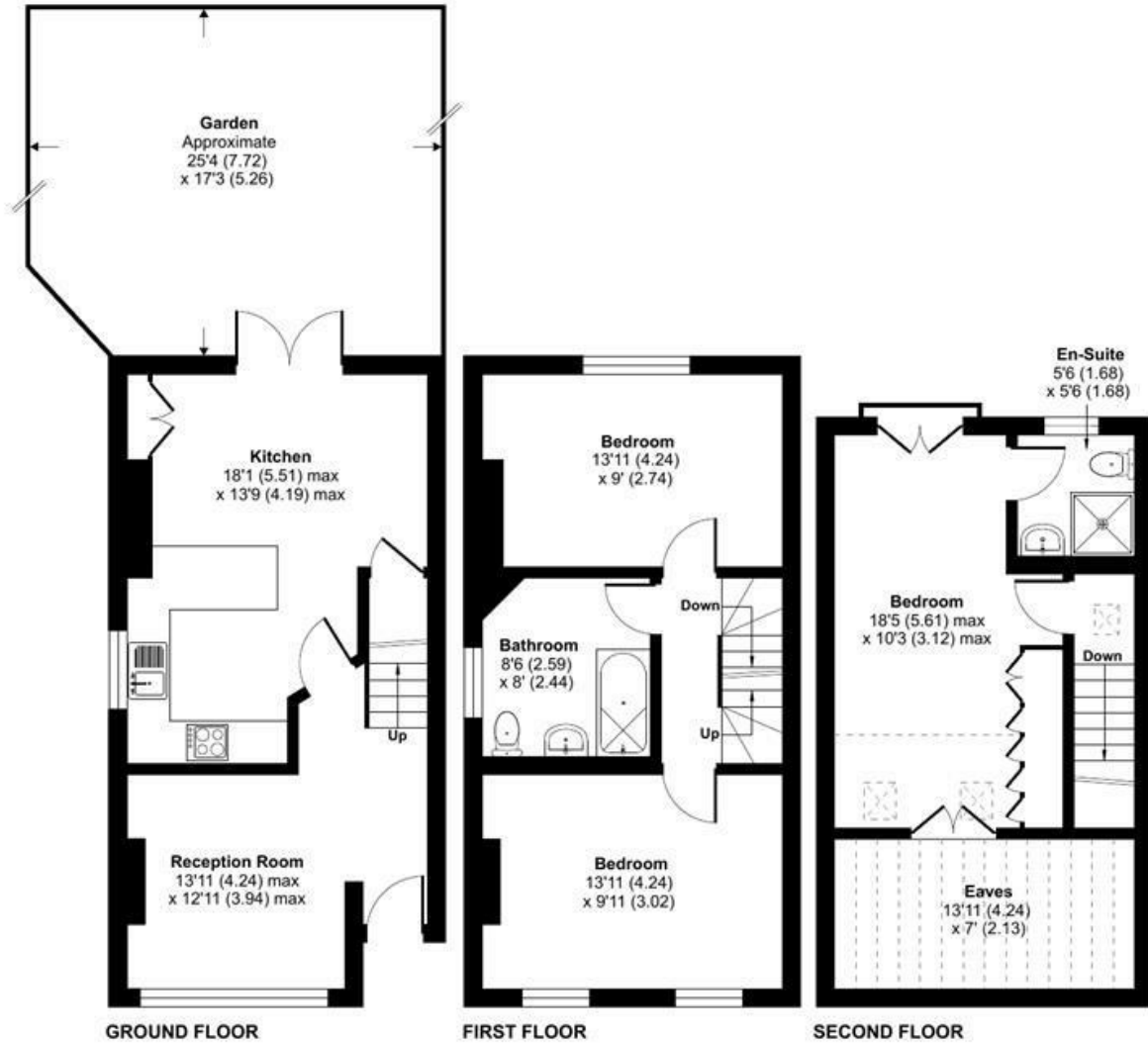
Minniedale, Surbiton, KT5

Approximate Area = 1010 sq ft / 93.8 sq m
 Limited Use Area(s) = 143 sq ft / 13.2 sq m
 Total = 1153 sq ft / 107 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: 1154721

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.

