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## Cleaveland Road, Surbiton, KT6 4AH

An exceptional, bespoke re-developed and refurbished five-bedroom, three-bathroom semi-detached home with extensive accommodation on three floors. Located on one of Surbiton's highly regarded river roads, within walking distance of the mainline station and high street with the Thames at the end of the road. The many benefits include a fabulous contemporary open-plan kitchen-living-dining-family room with right-angled sliding doors opening on the garden. The contemporary shaker-style kitchen includes integral appliances, a sociable island and stone surfaces. Also enjoying ample lounge, dining and family space. Plus a utility/boot room. At the front is a spacious formal sitting room. There is a welcoming entrance hall and a ground floor cloakroom. On the first floor is a guest bedroom with a white and stone en-suite shower room. There are two further double bedrooms and a sumptuous bathroom with a stand-alone bath and a 'wet-room' shower. On the second floor is a master suite with fitted wardrobes and another stylish en-suite shower room. Plus a single fifth bedroom. The south-west facing garden enjoys a large stone patio and lawn. To the front is a useful bike storage and driveway parking. Council tax band E. A wonderful home in the heart of Surbiton.

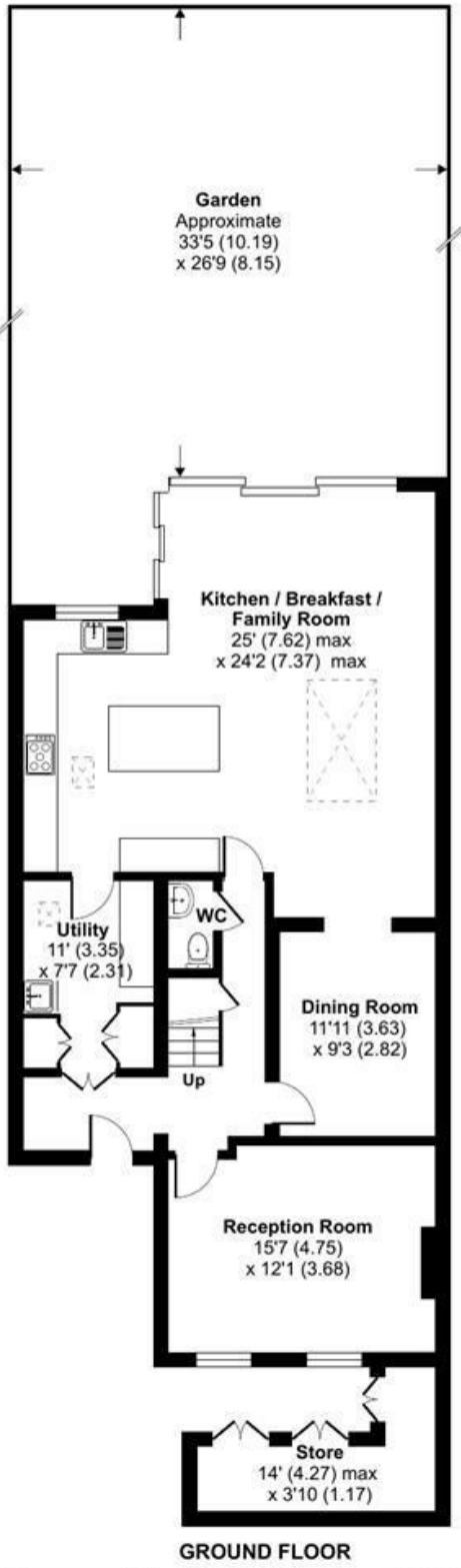
**Guide Price £1,500,000 Freehold**

**EPC Rating: C**

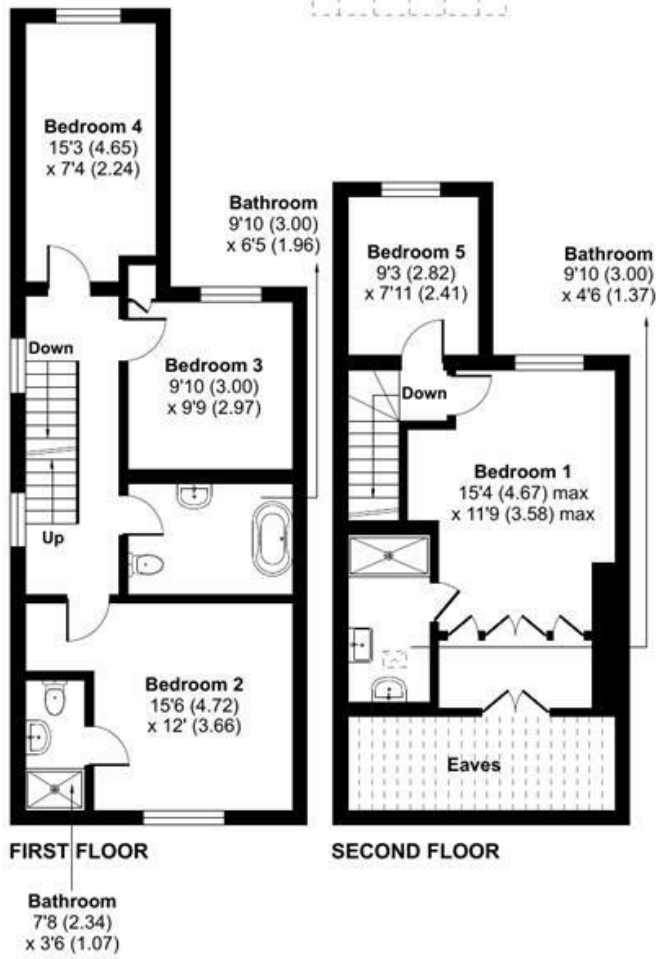
# Cleaveland Road, Surbiton, KT6

Approximate Area = 1938 sq ft / 180 sq m  
 Limited Use Area(s) = 194 sq ft / 18 sq m  
 Outbuilding = 68 sq ft / 6.3 sq m  
 Total = 2200 sq ft / 204.3 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: 1187980

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	