



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



## Cranes Park Crescent, Surbiton, KT5 8AN

An outstanding spacious, bespoke designed, four bedroom, two bathroom, detached home with extensive accommodation, over three floors, a double garage and a large private garden. Located on a quiet residential street within walking distance of Surbiton mainline station and high street. The many benefits include, on the ground floor, a large modern kitchen with integral appliances and a separate utility room. There is also a good-size dining room with French doors leading out to the garden. The welcoming entrance hallway includes a ground floor cloakroom. On the first floor, a very spacious living room overlooking the garden with a feature stone fireplace. The master bedroom includes an en-suite bathroom with a bath, separate shower and twin sinks plus a walk-in wardrobe. There is another double bedroom with fitted wardrobes. On the second floor, two more good-size bedrooms, one with a Juliette balcony, both with extensive storage. There is another bathroom with a shower above the bath. To the rear is a well maintained private garden at the front, driveway parking leading to a double integral garage. A lovely home sold with no onward chain.

**Guide Price £1,500,000 Freehold**

**EPC Rating: C**

# Cranes Park Crescent, Surbiton, KT5

Approximate Area = 1925 sq ft / 178.8 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

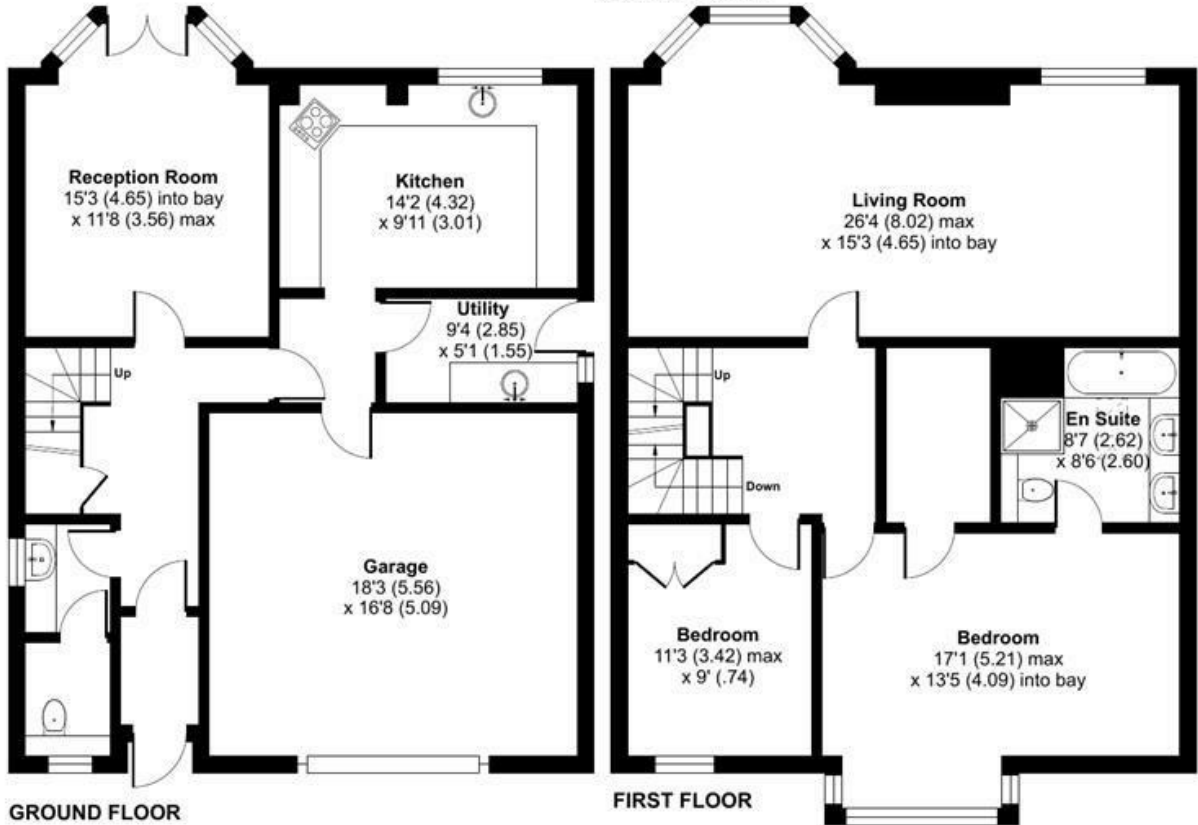
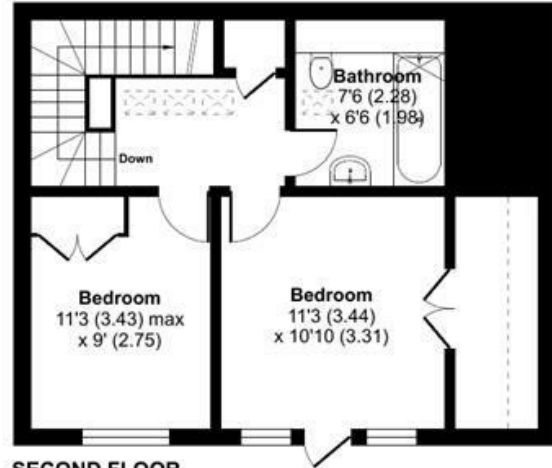
Garage = 299 sq ft / 27.7 sq m

Total = 2240 sq ft / 207.9 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: 1191718

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.

