



St. Leonards Road, Surbiton, KT6 4DE

An exceptional four-bedroom refurbished period townhouse, presented in excellent condition with extensive accommodation arranged over three floors. Located on one of Surbiton's highly regarded 'river roads', within a short walk of the mainline station and high street with the Thames at the end of the road. The garden floor has a separate front entrance and boasts a large kitchen-dining-living space with French doors opening onto the garden. There is a fitted contemporary shaker style kitchen with oak surfaces and a lovely sitting area with a solid fuel stove. There is also a separate utility space. On the upper ground floor, a delightful sitting room with a period fireplace and the master bedroom which overlooks the rear garden and includes fitted wardrobes. On the first floor, two further double bedrooms with wardrobes, a single bedroom/study and a wc. The stylish white and stone bathroom is on the mezzanine floor. There is a large boarded loft space. To the rear is a secluded south-west-facing landscaped garden and there is a traditional front garden with railings and a bike store. Council tax band E. A lovely period home within the heart of Surbiton.

Guide Price £1,125,000 Freehold

EPC Rating: D

St. Leonard's Road, Surbiton, KT6

Approximate Area = 1241 sq ft / 115.2 sq m

Loft = 283 sq ft / 26.2 sq m

Total = 1524 sq ft / 141.5 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: 1192743.

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.

