



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



Avebury Park, Lovelace Gardens, KT6 6SQ

A large three storey town house with extensive flexible accommodation. Located within a short walk of Surbiton mainline station and high street. The many benefits include on the first floor a spacious sitting room and a large fitted kitchen dining room. On the second floor there is a large master bedroom plus two further good size bedrooms and a modern white bathroom suite with a shower over the bath. The ground floor is currently arranged as two further bedrooms, there is a also a shower room and a utility room opening onto the garden. The private rear garden includes a wooden summer house. Driveway parking at the front. Council tax band F. Sold with no onward chain.

Guide Price £775,000 Freehold

EPC Rating: D

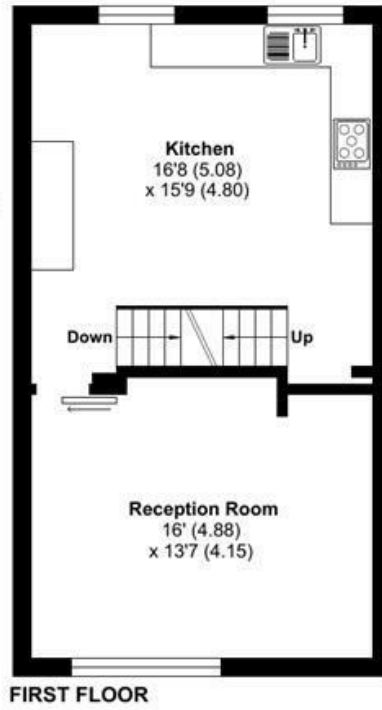
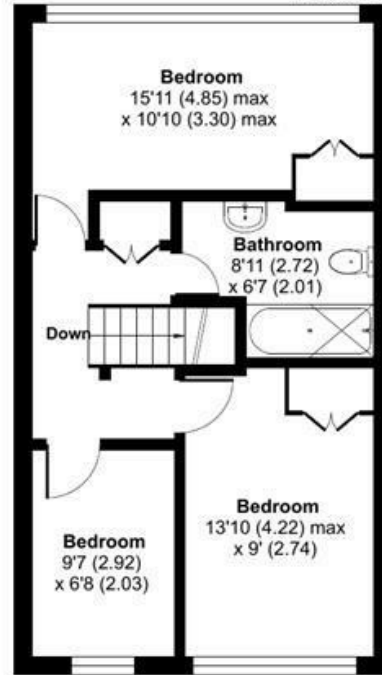
Avebury Park, Lovelace Gardens, Surbiton, KT6

Approximate Area = 1392 sq ft / 129.3 sq m

Outbuildings = 99 sq ft / 9.1 sq m

Total = 1491 sq ft / 138.4 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: 1188641

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	