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## South Bank Terrace, Surbiton, KT6 6DG

An exceptional, spacious property with extensive living accommodation, an expansive lower ground-floor gym, a two car stacking garage and a large private garden. Located within moments' walk of the mainline station and high street. The many benefits include very spacious living space on the ground floor which includes sitting, dining areas and a huge kitchen stretching across the back of the house with French doors opening onto the garden. On the first floor is a master bedroom suite, including a sumptuous bathroom and a walk-in wardrobe. There are two further double bedrooms with an en-suite bathroom and shower room. On the second floor is another double bedroom also with an en-suite bathroom. To the rear is a private garden stretching back approx. 48 ft. with a large covered stone terrace and lawn. To the front, driveway parking leading to a two-car stacking garage built into the lower ground floor. Council tax band F. An amazing home.

**Guide Price £1,250,000 Freehold**

**EPC Rating: D**

# South Bank Terrace, Surbiton, KT6

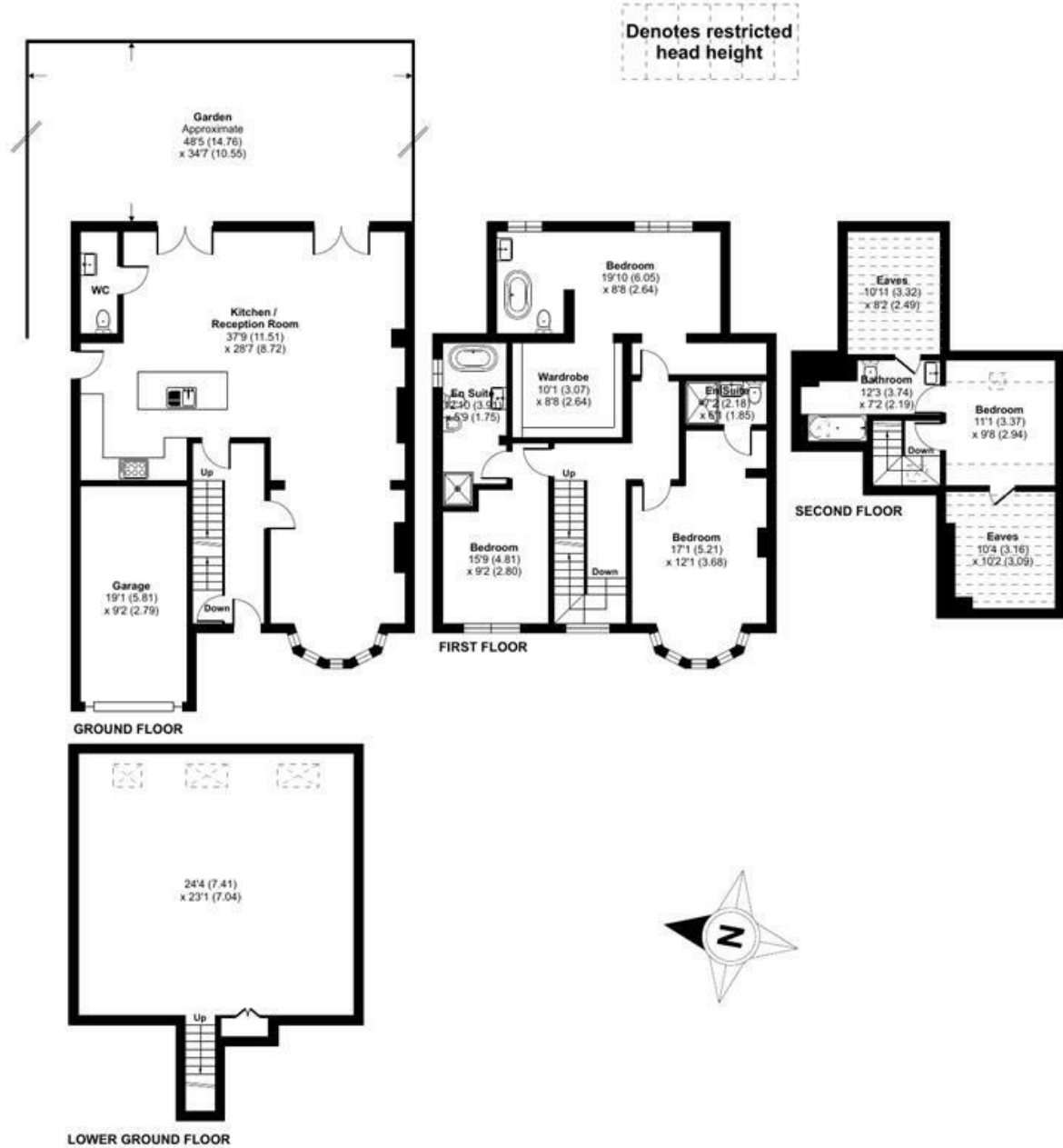
Approximate Area = 2586 sq ft / 240.2 sq m

Limited Use Area(s) = 235 sq ft / 21.8 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 3000 sq ft / 278.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1277850

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