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## Cheyne Hill, Surbiton, KT5 8BL

An excellent four-bedroom two-bathroom family home with extensive living accommodation, a private garden and driveway parking. Located within walking distance of Surbiton mainline station and high street. The many benefits include a stunning, contemporary open-plan kitchen-dining-living room with bi-folding doors opening onto the garden. The sleek kitchen includes integral appliances, a large sociable central island, stone surfaces and high-quality integral appliances. There is a separate sitting room with a bay window and a period fireplace. The welcoming entrance hallway includes a ground floor wc and storage. On the first floor, there are two large double bedrooms, a single bedroom and a family bathroom with a separate shower. On the top floor is a master suite, with a fitted wardrobe, eaves storage and an en-suite shower room. Gas central heating and double glazing. There is driveway parking at the front of the property. To the rear is a large terraced garden stretching back approx. 98 feet, with a large summer room and garden shed. Council tax band E. A lovely family home.

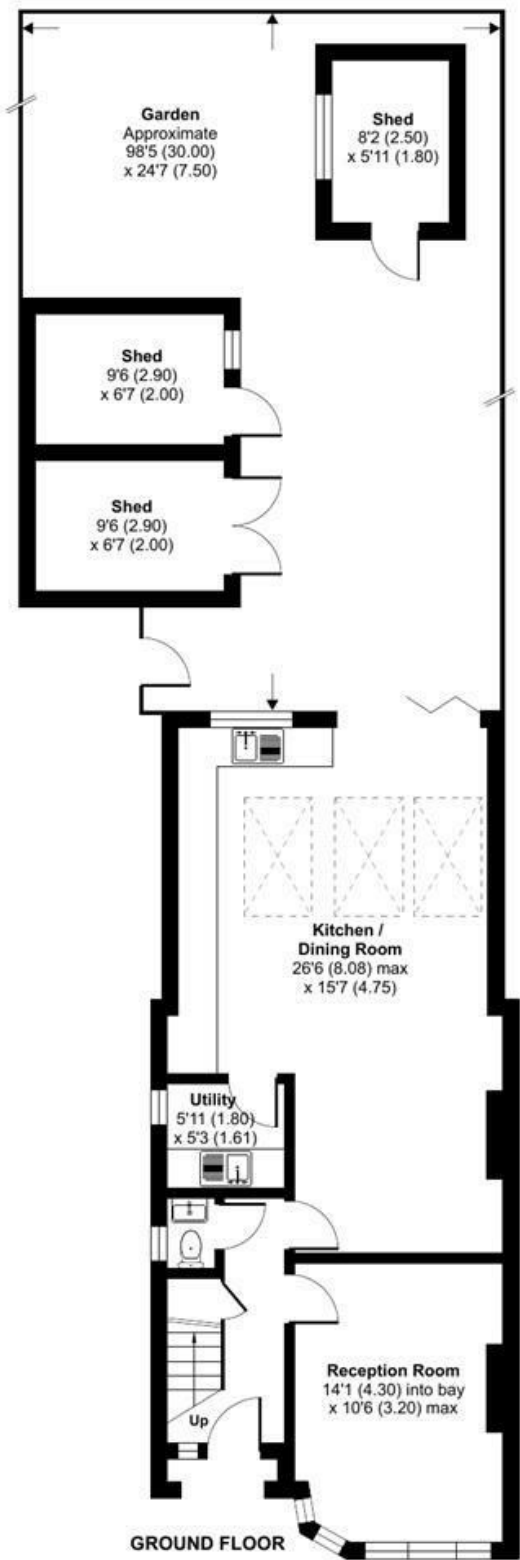
**Guide Price £900,000 Freehold**

**EPC Rating: D**

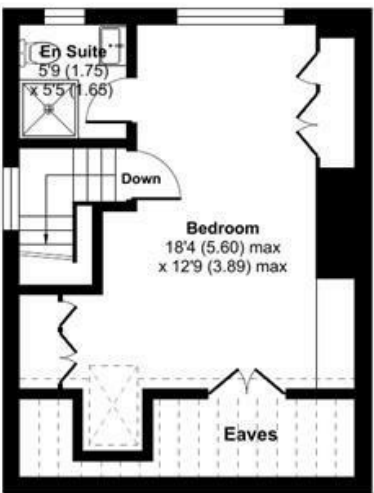
Cheyne Hill, Surbiton, KT5

Approximate Area = 1367 sq ft / 126.9 sq m  
Limited Use Area(s) = 84 sq ft / 7.8 sq m  
Outbuildings = 172 sq ft / 15.9 sq m  
Total = 1623 sq ft / 150.6 sq m

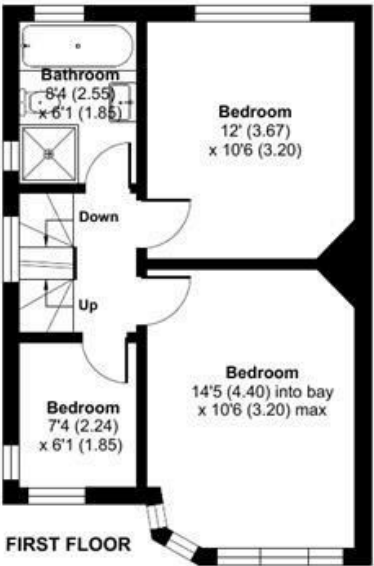
For identification only - Not to scale



Denotes restricted  
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1299422.

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                    |           |
|---------------------------------------------|-----------|
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |
|                                             | 82        |
| 66                                          |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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