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Cottage Grove, Surbiton, KT6 4JH

An exceptional, spacious three-bedroom semi-detached period home which has been extended and refurbished to a high standard. Located on a picturesque, quiet cul-de-sac within moments' walk of Surbiton mainline station and high street. The many benefits include a stunning open-plan kitchen, living and dining room with bi-folding doors opening onto the garden. There is an extensive contemporary shaker-style kitchen with high-end appliances and stone surfaces. A lovely sitting room at the front of the property. A welcoming entrance lobby, a well-appointed ground floor wc and shower room and a utility cupboard. On the first floor is a generous-sized master bedroom with a fitted wardrobe, a double second bedroom with built-in storage and a good sized third room. A sumptuous new white and stone bathroom suite including a shower over the bath. Gas central heating, double glazing and shutters. A private, sunny landscaped garden to the rear includes a new high-specification office/gym and store. Council tax band E. An outstanding home sold with no onward chain.

Guide Price £899,950 Freehold

EPC Rating: C

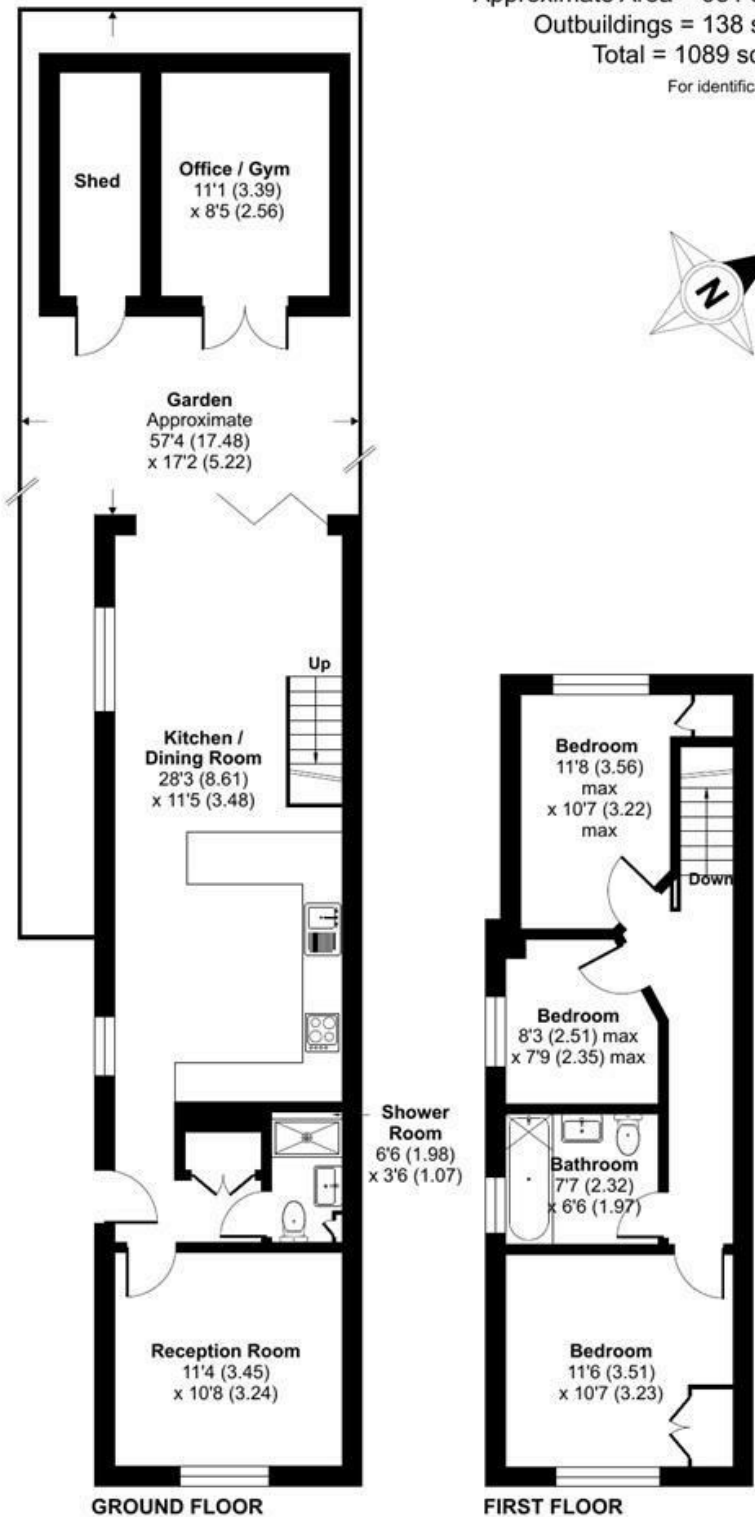
Cottage Grove, Surbiton, KT6

Approximate Area = 951 sq ft / 88.3 sq m

Outbuildings = 138 sq ft / 12.8 sq m

Total = 1089 sq ft / 101.1 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: 1372329

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			89
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(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		
(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