



Matthew James

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Cranes Drive, Surbiton, KT5 8AJ

TO LET

A grand six bedroom, three bathroom, three reception room, period home arranged over 3 floors and presented in excellent condition. Located within walking distance of Surbiton mainline station. The accommodation comprises; large reception hall, a ground floor cloakroom, two further impressive reception rooms and large fitted kitchen/dining room. On the first floor there are three large bedrooms, the master with an en-suite shower room and a sumptuous family bathroom. There are three further bedrooms on the second floor, plus a bathroom. The property benefits from off street parking plus a large private garden at the rear. Offered unfurnished and is available immediately. Council Tax Band G

£4,500 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: E

Cranes Drive, Surbiton, KT5ere

Approximate Area = 2906 sq ft / 269.9 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Matthew James. REF: 1025744

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		
	Current	Potential
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		
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	