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Cranes Park Crescent, Surbiton, KT5 8AN

TO LET

An outstanding and spacious four bedroom, two bathroom detached house arranged over three floors, a bespoke design, presented in excellent condition. Located within walking distance of Surbiton mainline station and high street. The numerous benefits include large new fitted kitchen, ground floor family/dining room, utility room, very spacious first floor reception room overlooking the rear garden, master bedroom with ensuite bathroom including separate shower and walk in wardrobe, three further bedrooms and family bathroom. At the front is a driveway leading to a double width garage, and at the rear a large private garden. The property is available immediately and is offered on an unfurnished basis. Council Tax Band G

£3,950 Per Calendar Month per calendar month (other fees may apply)

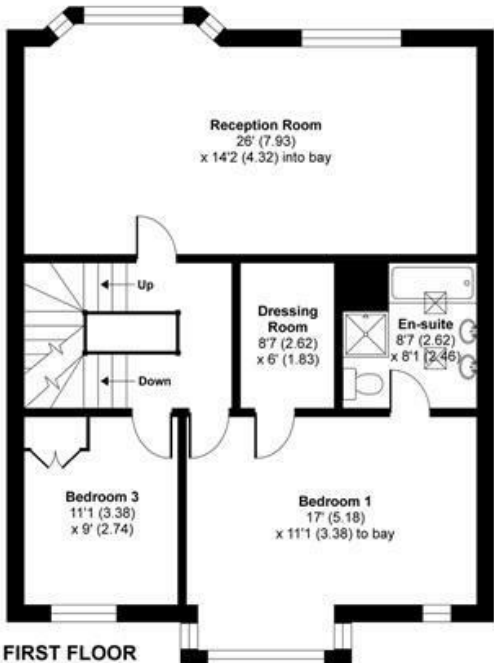
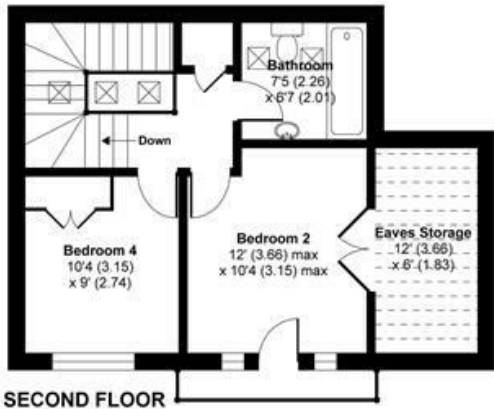
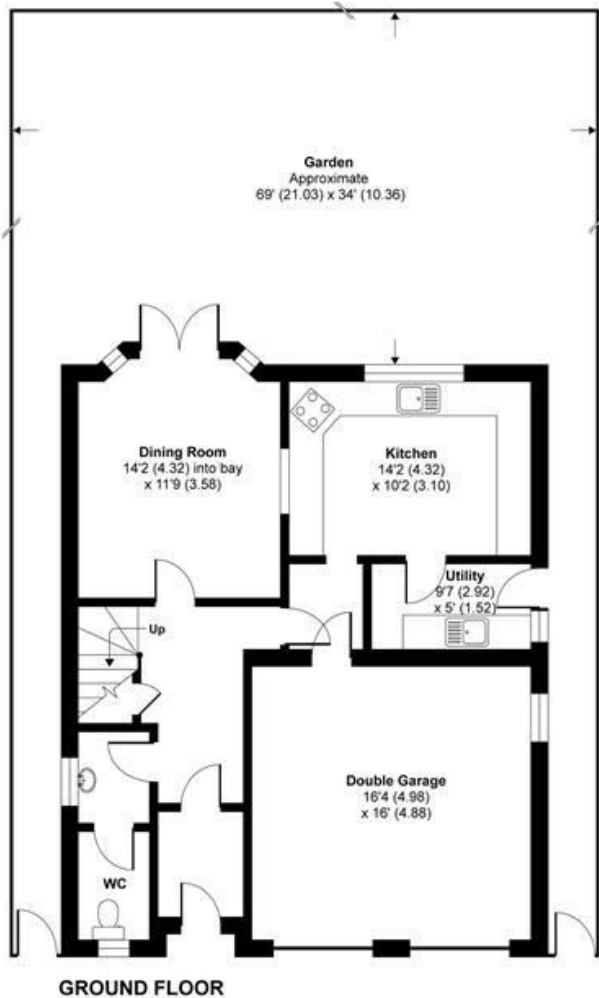
EPC Rating: C

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Cranes Park Crescent, Surbiton, KT5

Approximate Area = 2153 sq ft / 200 sq m (includes garage)
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Total = 2231 sq ft / 207.3 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 752793

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	