

# S&B



## 4 Bedroom Semi-Detached Family Home Egmont Avenue, Surbiton. £899,999 Freehold

A superb 4 bedroom family home ideally situated in a very quiet cul-de-sac location in Surbiton.

The property has been lovingly refurbished and updated by the current owners, is arranged over 3 floors and boasts 1,275 sq ft of internal living space.

On the ground floor there are 2 reception rooms, the main reception room is situated to the front of the property and features a bay window and a feature fireplace, there is a separate dining room, leading to a well-equipped kitchen.

In addition, there is a downstairs cloakroom/utility room, and a doorway from the kitchen to a delightful private secluded garden.

On the first floor, 2 double bedrooms and a sumptuous 4 piece family bathroom, with twin basins.

On the second/top floor, a principal bedroom with luxury en-suite shower room, a further double bedroom with ample wardrobe storage and is currently being used as a dressing room.

Private Rear Garden, Front Garden and side access.

Egmont Avenue is located within walking distance to local amenities, Surbiton Town Centre and mainline station with frequent trains to London Waterloo.

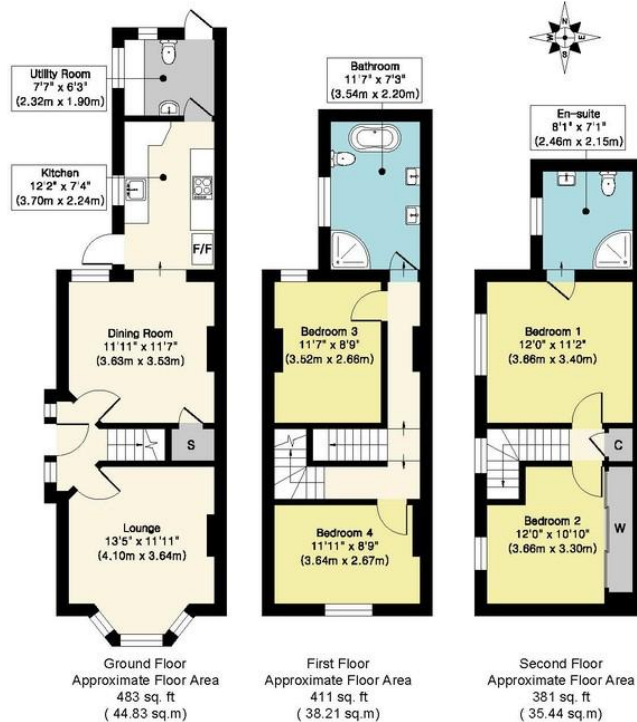
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## Egmont Avenue, KT6



**Approx. Gross Internal Floor Area 1275 sq. ft / 118.48 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
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- Superb 4 Bedroom Semi-Detached Family Home
- Arranged over 3 floors
- 1,275 sq ft of internal living space
- 2 Reception Rooms
- Well equipped Kitchen
- Downstairs Cloakroom
- 4 Double Bedrooms
- Luxury 4 Piece Family Bathroom
- En-suite to the Principal Bedroom
- Private secluded Rear Garden
- Side Access
- Front Garden
- Council Tax: Band D - £2,246.71 per annum