

S&B



4 Bedroom Victorian Family Home Beaconsfield Road, Surbiton. £825,000 Freehold

A larger than average 1,513 sqft four bedroom Victorian family home, situated in the very sought after Beaconsfield Road, in Surbiton. With accommodation arranged over 3 floors, the property has been extended and boasts a unique and spacious loft conversion, with fabulous wrap around eaves storage, which is boarded, carpeted and lit. Scope for extension, subject to planning permission. The property offers a wealth of character features throughout, to include, a welcoming entrance hallway a separate reception room with a bay window and a feature gas fireplace. Solid Oak flooring to the hallway and reception.

A modern Kitchen/dining room with a breakfast bar and real slate flooring, a pantry [previously a utility room] and doors opening to the private garden. The principal bedroom located on the top floor has a Juliette balcony and en-suite shower room. On the 1st floor, you will find 3 bedrooms and a luxury 4 piece family bathroom.

The property also offers, a sunny, secluded garden with rear access. Front Garden and Double-glazed windows throughout. Beaconsfield Road is ideally situated within walking distance of Surbiton Station, local shops, restaurants, parks and within catchment area of excellent primary and secondary schools.

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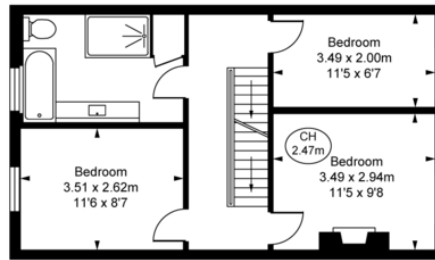
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Beaconsfield Road, KT5



Second Floor
Approximate Gross Internal Area
32.35 sq m / 348 sq ft

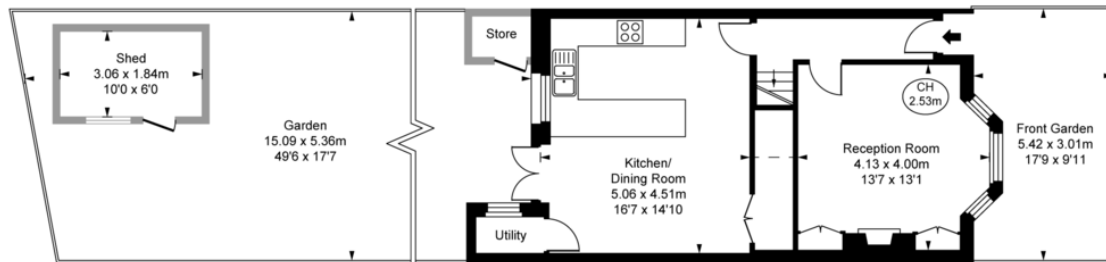


First Floor
Approximate Gross Internal Area
45.13 sq m / 486 sq ft

Approximate Gross Internal Area
124.01 sq m / 1,335 sq ft
Eaves Storage
9.77 sq m / 105 sq ft
Shed
5.64 sq m / 61 sq ft
Store
1.14 sq m / 12 sq ft
Total Areas Shown On Plan
140.55 sq m / 1,513 sq ft



(Including restricted height
under 1.5m □ □ □ □)
(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
46.53 sq m / 501 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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- 4 Bedroom Victorian Family Home
- Living accommodation arranged over 3 floors
- 1,513 sq ft
- Separate Reception Room
- Kitchen/Dining Room with doors to the private garden
- Principal Bedroom with Juliette Balcony and En-suite Shower Room
- Luxury 4 piece family bathroom
- Sunny Secluded rear garden
- Within Catchment area for excellent Schools
- Walking Distance to Surbiton Station, local shops restaurants and park.
- Council Tax: Band D - £2,374.32 per annum