

# HJC

HIGHER VALUES



## Effingham Road

Surbiton, KT6 5JY

Guide Price

£1,700,000

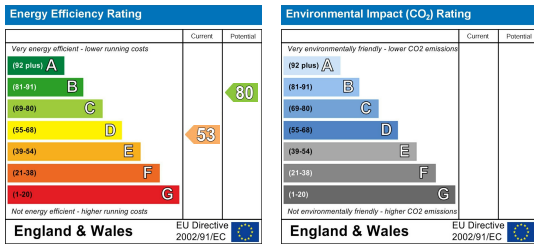
Detached Character home in Long Ditton, situated a short walk to Surbiton Station with its fast and frequent train service to Central London. The area is popular with families, being close to excellent state and independent schools. Residents of Effingham Road enjoy an abundance of local green spaces with two parks in walking distance. The house retains many period features including a grand, stained-glass front door, tiled hallway as you enter and feature fireplaces in both reception rooms as well as many of the bedrooms. There are two large reception rooms on the ground floor and a breakfast/study room for homeworking without having to utilise any of the six bedrooms. A cloakroom is also to be found on this floor. There are four double bedrooms on the first floor and a family bathroom. On the top floor, there are two further sizeable bedrooms, a sauna room with shower and a further shower room. The scale of the rooms throughout the house provides an impressive sense of space. There is also a large garden with a lawn, patio area, and mature trees and shrubs. At the end of the garden is a double garage. with osp for two cars to the front. Viewing is highly recommended to appreciate all that this beautiful family home has to offer. Council Tax Band G.

- Substantial 6/7 Bedroom Character Family Home
- Dining/Family Room with Feature Fireplace
- Cloakroom on the ground floor
- Double Garage
- Close to Surbiton Main Line Station
- Reception Room with Feature Fireplace overlooking the rear garden
- Original features throughout including a cellar
- Solar Panels Fitted
- Off Street Parking for 2 cars
- Close to Parks and the River Thames

# Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.