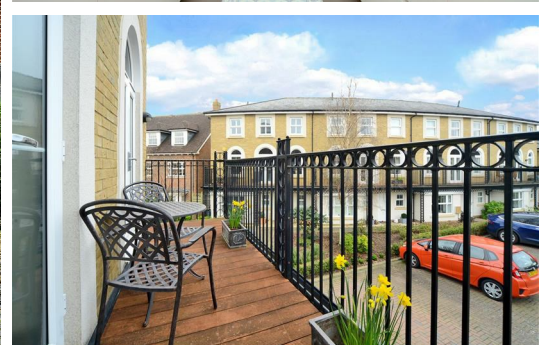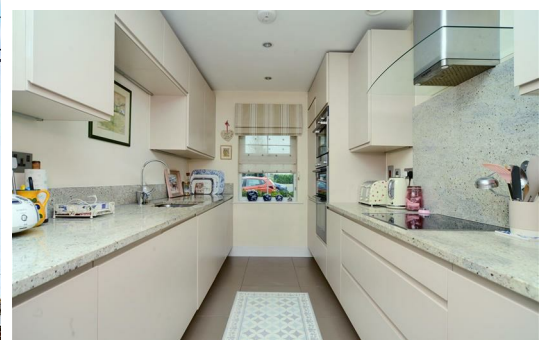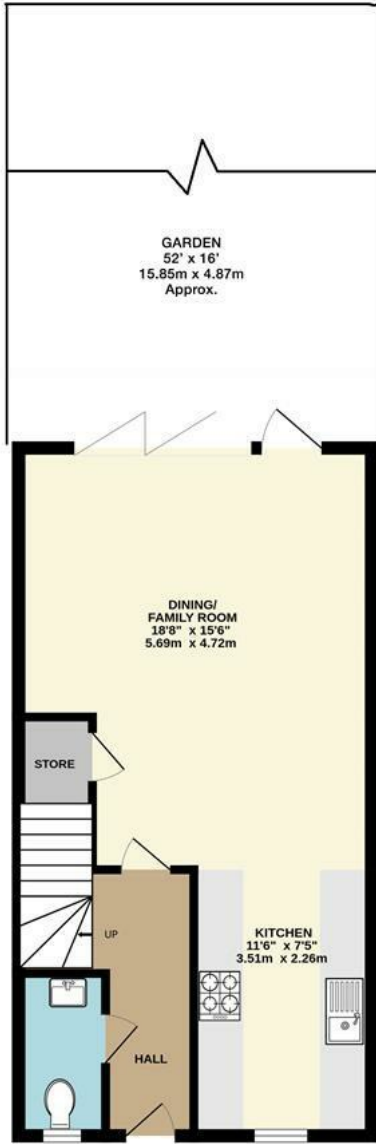# Vallings Place
Surbiton, KT6 5AZ

Guide Price £900,000

A stunning four bedroom home built in 2012 by St James in this private gated development. The property is in superb condition and offers light and airy living accommodation throughout. The ground floor accommodation comprises entrance hall with downstairs WC and underfloor heating to the ground floor. Open plan Family Room, with Dining and Fully Fitted Kitchen. Bi-Fold doors leading out onto the private pretty garden with Summer House. The garden is also accessed by the side of the house. The first floor accommodation includes a spacious Reception Room overlooking the Garden, French doors with Juliette Balcony. Main bedroom with En-Suite and Dressing Room. French Doors opening out onto large balcony. The second floor features 3 Double bedrooms, Family Bathroom. This family home is located just moments from the River Thames, Long Ditton Recreation Ground and within a close proximity to Surbiton's town centre which offers a great selection of amenities including mainline station with links into Waterloo, shops, bars. Council Tax Band G.

- Private Gated Development
- Bi Fold Doors Opening onto Private Garden with Summer House
- Main Bedroom with En-Suite, Dressing Room, Double Aspect Balcony
- 3 Further Double Bedrooms
- Close to Surbiton Station and the River Thames

- Open Plan Family Room with Dining and Fully Fitted Kitchen
- Downstairs WC
- Reception Room with French Doors, Juliette Balcony
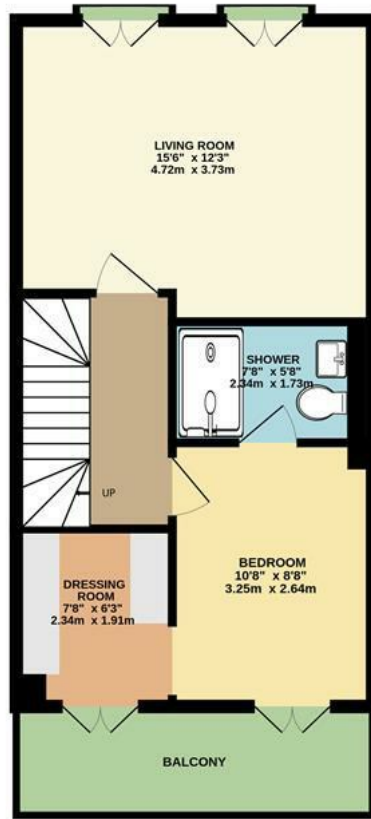- Allocated Parking for One Car
- No Onward Chain

Floor Plan

GARDEN
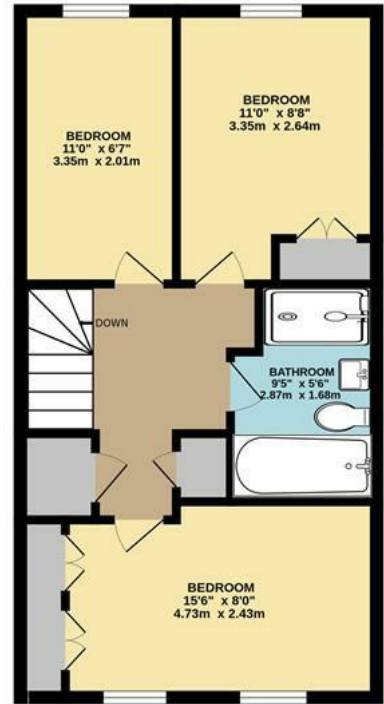52' x 16'
15.85m x 4.87m
Approx.

VALLINGS PLACE, SURBITON
INTERNAL FLOOR AREA
(APPROX.) 1405 sq ft/ 130.5 sq m

Whilst every attempt has been made to ensure the accuracy of this floor
plan, measurement of doors, windows, rooms and any other items are ap-
proximate and no responsibility is taken for any error, omission or mis-state-
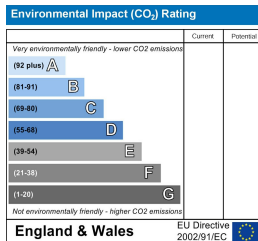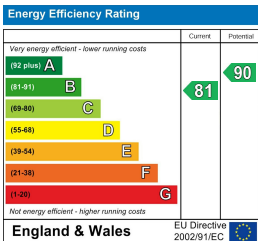ment. Made with Metropix © 2024.

DINING/
FAMILY ROOM
18'8" x 15'6"
5.69m x 4.72m

STORE

KITCHEN
11'6" x 7'5"
3.51m x 2.26m

UP

HALL

GROUND FLOOR

LIVING ROOM
15'6" x 12'3"
4.72m x 3.73m

SHOWER
7'8" x 5'8"
2.34m x 1.73m

UP

DRESSING
ROOM
7'8" x 6'3"
2.34m x 1.91m

BEDROOM
10'8" x 8'8"
3.25m x 2.64m

BALCONY

FIRST FLOOR

BEDROOM
11'0" x 8'8"
3.35m x 2.64m

BEDROOM
11'0" x 6'7"
3.35m x 2.01m

DOWN

BATHROOM
9'5" x 5'6"
2.87m x 1.68m

BEDROOM
15'6" x 8'0"
4.73m x 2.43m

SECOND FLOOR

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	81	
(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 (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales
EU Directive
2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.