

# HJC

HIGHER VALUES



## Vallings Place

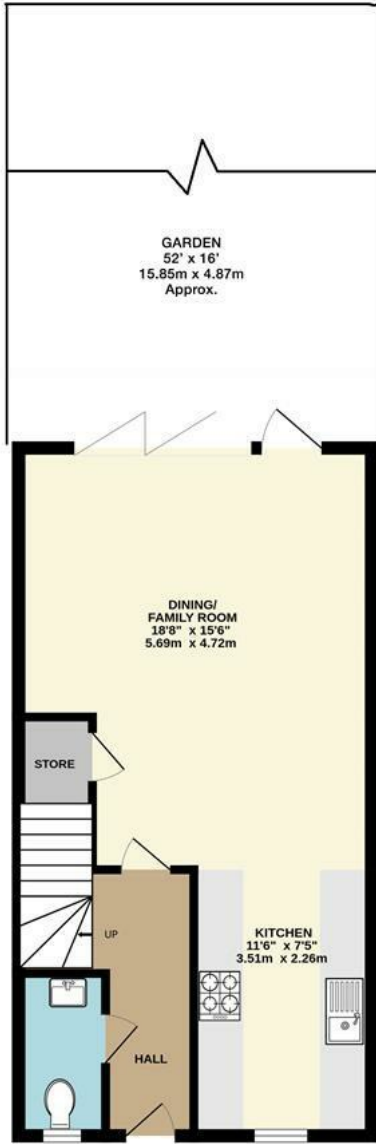
Surbiton, KT6 5AZ

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
- 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

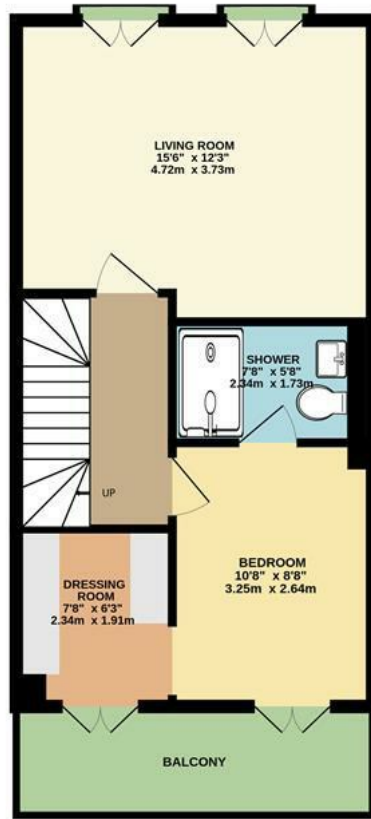


GROUND FLOOR

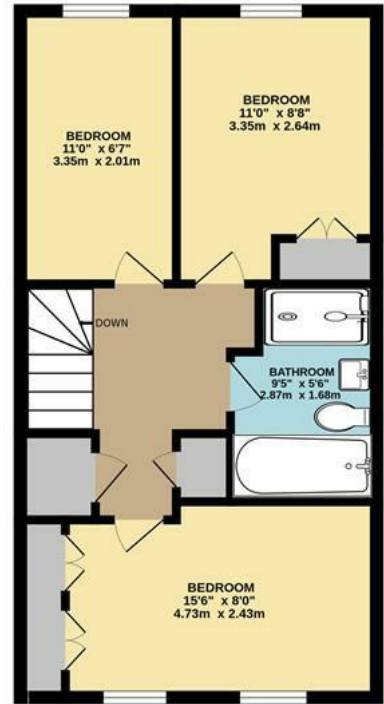


## VALLINGS PLACE, SURBITON INTERNAL FLOOR AREA (APPROX.) 1405 sq ft/ 130.5 sq m

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

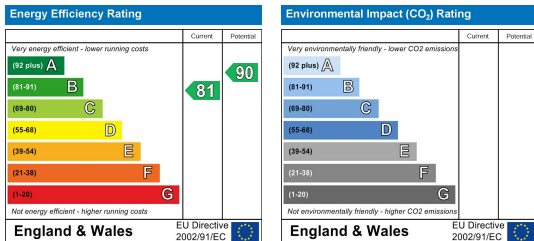


FIRST FLOOR



SECOND FLOOR

## Energy Efficiency Graph



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