

# HJC

HIGHER VALUES



## Savery Drive

Surbiton, KT6 5RH

Guide Price

£1,100,000

A rarely available beautifully presented 4 bedroom town house located on the crescent in the highly regarded St James Development. This lovely home welcomes you into a spacious entrance hall which flows through to Kitchen/Breakfast room leading through to a generous family room. French Doors opening out to the garden, perfect for entertaining. The garden also features a home office. Downstairs WC and integral garage, with utility area. The first floor features a spacious living room with 2 sets of French doors leading out onto a large balcony, overlooking the communal gardens. A Double Bedroom with En-Suite, stairs leading to the second floor with 2 further double bedrooms, family bathroom, large Principal Bedroom with En-Suite. Council Tax Band G.

Material Info: Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Likely Outdoor: Likely.

- St James Crescent Townhouse
- 2 En-Suites
- Reception room with large balcony
- Extension featuring Family Room
- Off Street Parking
- 4 bedrooms
- Family Bathroom
- Kitchen / Breakfast Room
- Garage with Utility area
- Walking Distance to Station and River

# Floor Plan

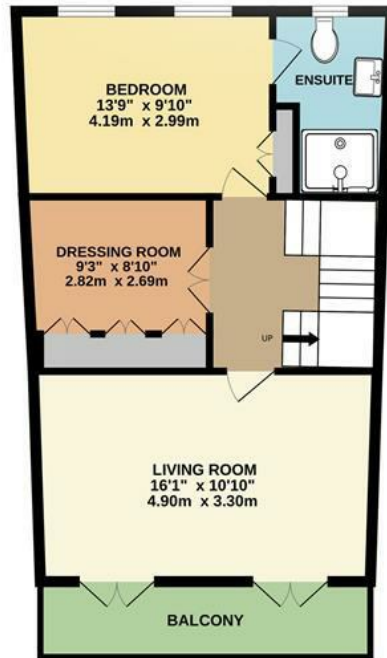


GROUND FLOOR

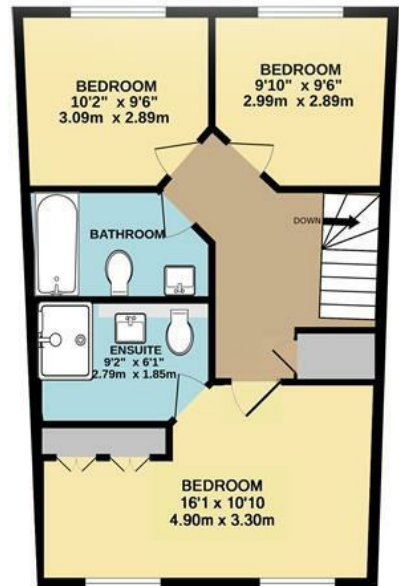


SAVERY DRIVE, LONG DITTON  
INTERNAL FLOOR AREA (APPROX.) 1864 sq ft/ 173.2 sq m

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 © 2023.

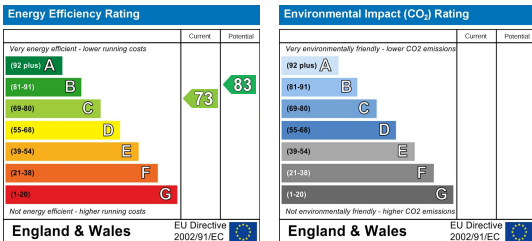


FIRST FLOOR



SECOND FLOOR

## Energy Efficiency Graph



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