

# HJC

HIGHER VALUES



## Cumbræ Gardens

Surbiton, KT6 5EL

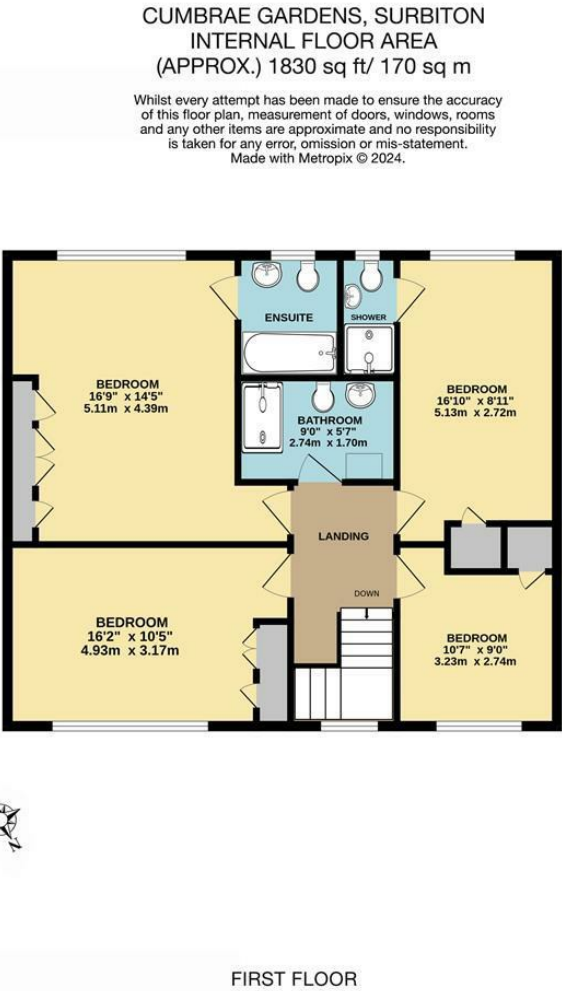
Guide Price

£1,200,000

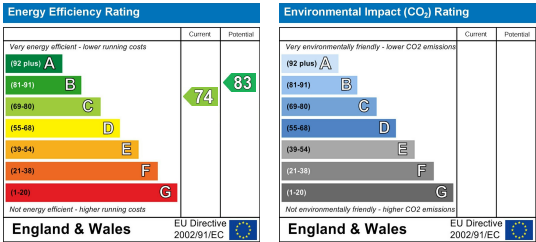
A detached and well-proportioned four double bedroom family home in a sought after cul-de-sac location. The property offers the ideal family arrangement comprising of a bright living room, dining room / office, w/c and kitchen with sun room over-looking the lovely southerly facing rear garden. The first floor offers 4 double bedrooms with 2 benefitting from en-suites and a family bathroom. Further adding to the appeal is an attached garage, off-street parking and the potential to extend, subject to the usual consents.

- Detached family home
- Four Double Bedrooms
- Kitchen with Sun Room
- South Facing Garden
- Extensive loft storage
- Envious Cul-de-Sac Location
- Two En-suite bathrooms
- Garage
- Off-Street Parking
- Potential to Extend (subject to usual consents)

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