

# HJC

HIGHER VALUES



## Vale Road North

Surbiton, KT6 5AG

Guide Price £750,000

This charming property offers a wonderful open-plan kitchen / dining / living area with ample fitted storage and high-quality integrated appliances. Bi-fold doors open onto a bright south-facing garden with rear access. The ground floor also includes a separate reception room and a convenient downstairs cloakroom. The first floor has three bedrooms, two with built-in wardrobes, ensuite to the main bedroom and a spacious bathroom with a shower over the bath. This brilliant family home benefits further from having allocated parking and is located in a quiet cul-de-sac with easy access to Surbiton Mainline Station. Council Tax Band E.

- Quiet Cul-De-Sac Location
- Separate Living Room
- Downstairs Cloakroom
- Luxury Family Bathroom
- Allocated Parking
- Stunning Kitchen with Integrated Appliances
- Main Bedroom with Built-In Wardrobes and En-Suite
- Two Further Bathrooms
- Easy Access to Surbiton Mainline Station
- South Facing Garden

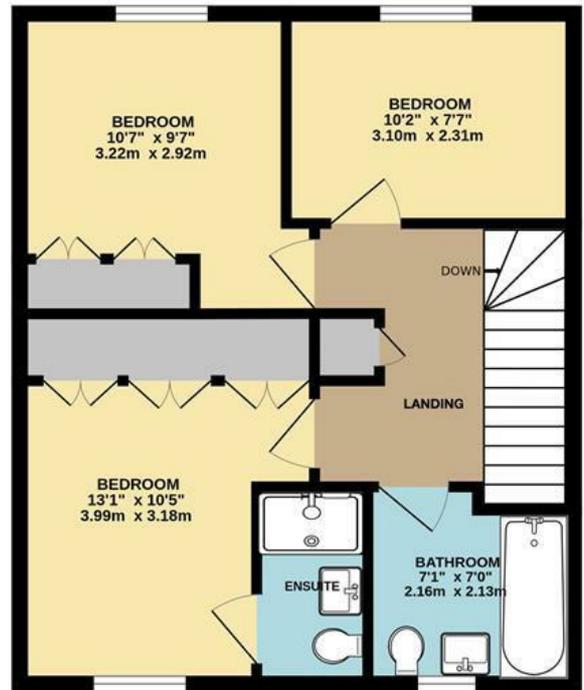
# Floor Plan



GROUND FLOOR

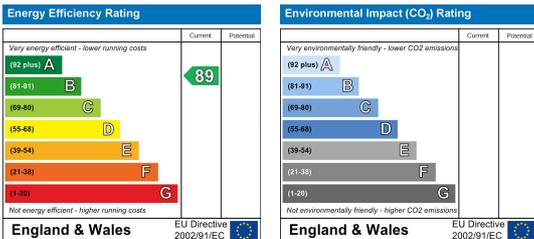
## VALE ROAD NORTH, SURBITON INTERNAL FLOOR AREA (APPROX.) 1100 sq ft/ 102.2 sq m

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 © 2025.



FIRST FLOOR

## Energy Efficiency Graph



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