

HJC

HIGHER VALUES



Effingham Road

Surbiton, KT6 5JZ

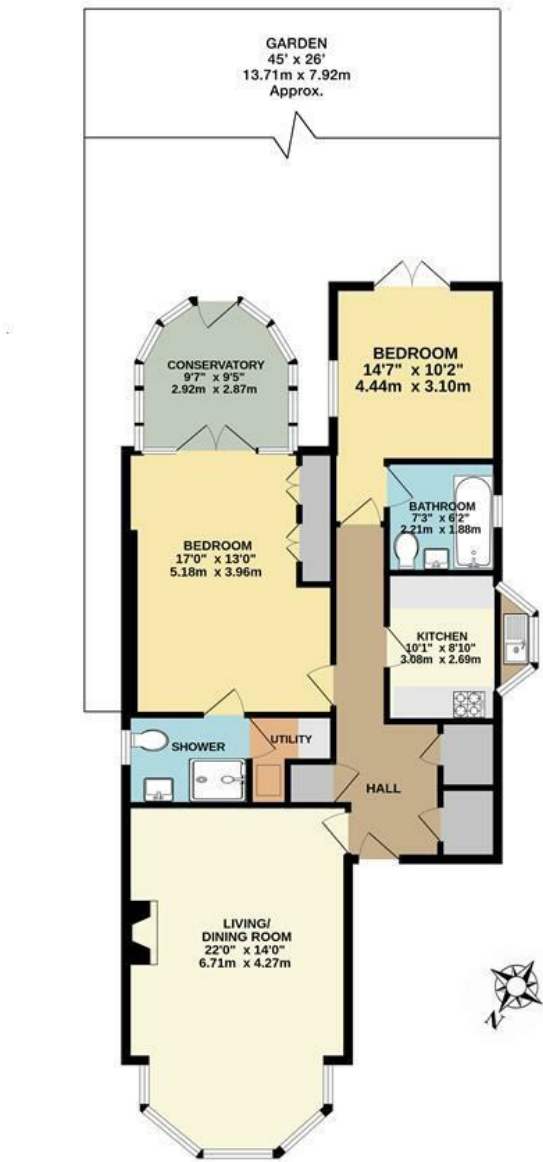
Guide Price £525,000

Set within a charming period building, this impressive ground-floor character conversion flat offers generous living space throughout. Boasting two well-proportioned double bedrooms and two bathrooms, the layout caters perfectly to both comfort and practicality. The spacious reception room retains period charm with high ceilings and large sash windows creating a bright and airy atmosphere. A separate, well-equipped kitchen offers plenty of storage and workspace. The flat also enjoys direct access to a private rear garden with side access and the added benefit of off-street parking. Positioned within easy reach of local shops, cafes and Surbiton station with excellent transport links to London. Offered to market with no onward chain.

Material Info: Brick Walls & Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Various.

- Character Conversion Apartment
- Large Reception / Dining Room
- Two Double Bedrooms
- Private Garden
- Close to Surbiton town centre and Station
- Ground Floor
- High Ceilings
- Ensuite to Main Bedroom
- Off Street Parking for One Vehicle
- No Onward Chain

Floor Plan

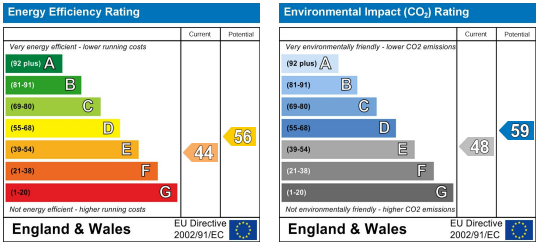


GROUND FLOOR MASONETTE

EFFINGHAM ROAD, SURBITON
INTERNAL FLOOR AREA (APPROX.) 1006 sq ft/ 93.5 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 © 2025.

Energy Efficiency Graph



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