



## Pound Close

Surbiton, KT6 5JW

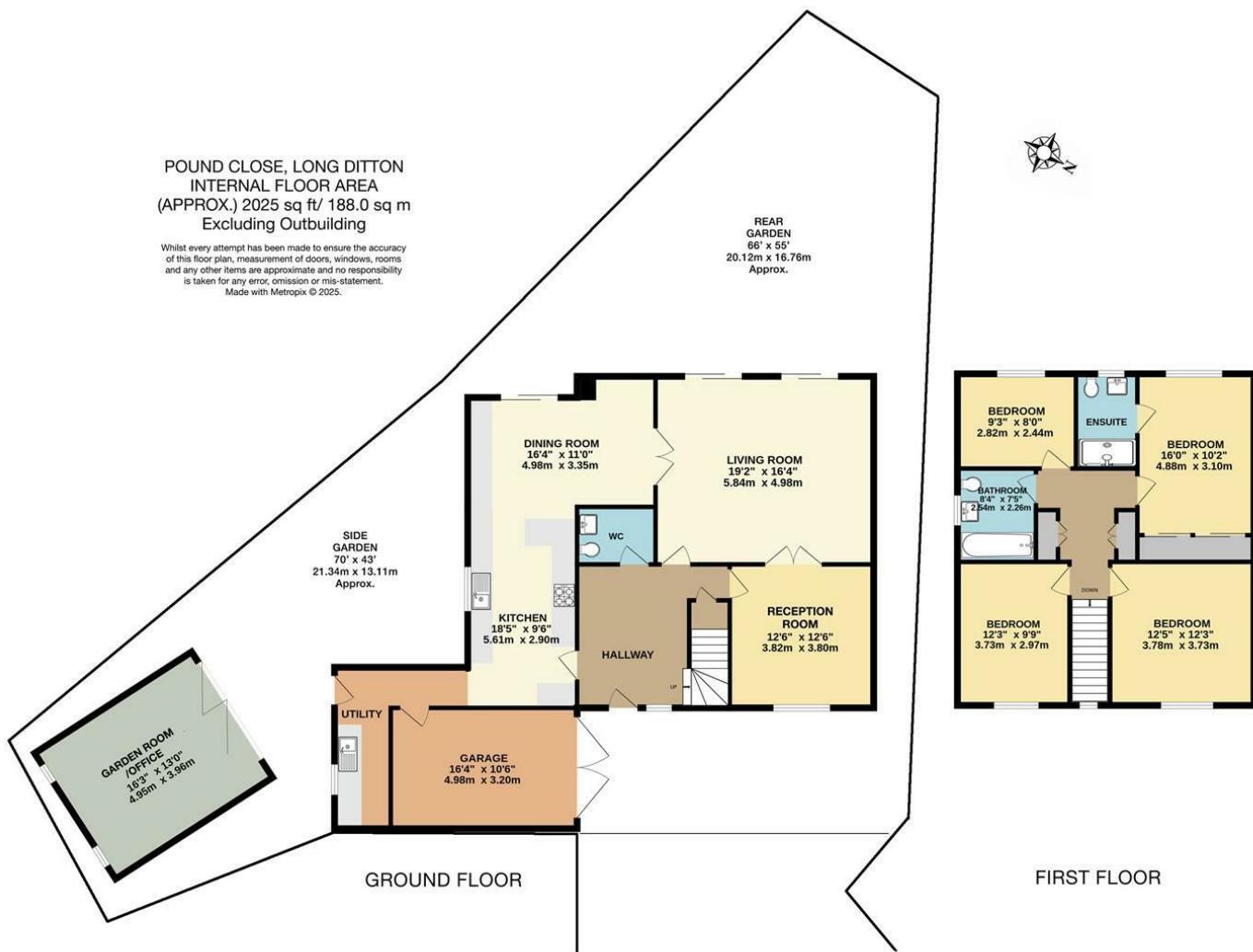
Price Guide

**£1,295,000**

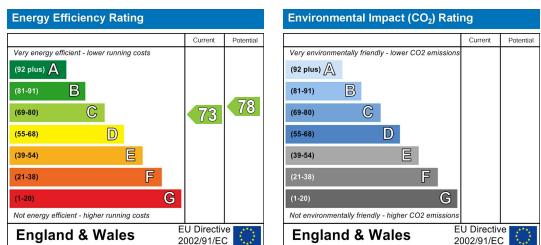
This beautifully presented four-bedroom link-detached family home is ideally positioned in a peaceful cul-de-sac, just a short walk from Surbiton town centre. Combining convenience and tranquillity, it offers an excellent lifestyle for modern family living. Inside, the property is thoughtfully arranged with bright, open-plan living spaces and a well-equipped modern kitchen, ideal for both everyday life and entertaining. The spacious lounge extends seamlessly into the stunning landscaped rear garden. Upstairs, four generously sized bedrooms and en-suite shower room. Additional benefits include off-street parking and an integral garage. Material Info: Brick Walls & Roof tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains.

- Stunning Family Home
- Kitchen/Dining Room
- Second Reception Room
- Downstairs Cloakroom
- Off Street Parking
- Four Bedrooms
- Living Room
- Utility Room
- Garden Room/Office
- Cul-de-Sac Location

## 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.