

HJC

HIGHER VALUES



Bond Road

Surbiton, KT6 7SH

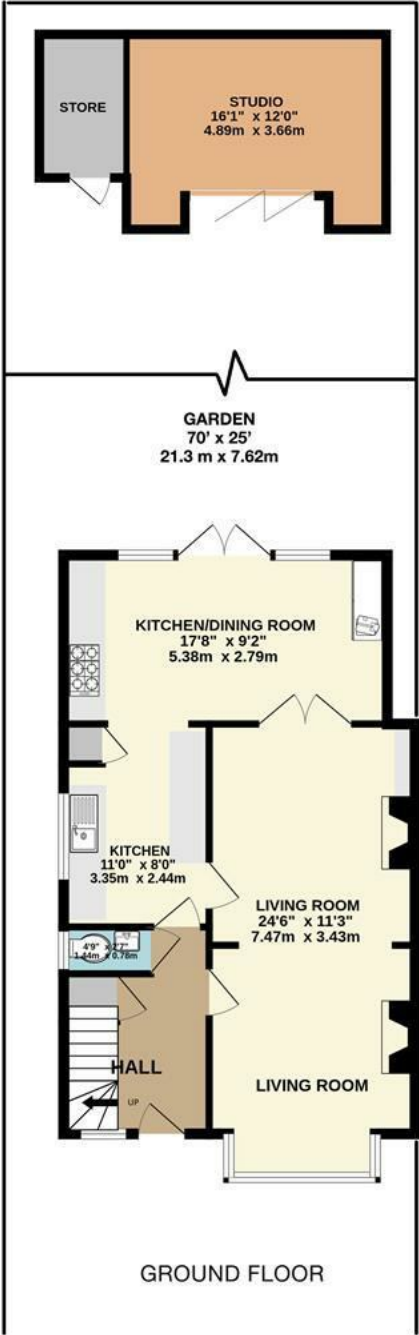
Guide Price £780,000

A charming and spacious three bedroom family home with a stunning garden and bespoke built cedar wood studio. Step into a welcoming entrance hall, leading to an impressive dual-aspect living room, complete with two striking feature fireplaces and a contemporary wood-burning stove. Elegant French doors connect the living area to a bright and spacious kitchen / dining room, opening directly onto a generous and secluded garden. The garden offers multiple entertaining areas, a sunny patio, lush lawn, and a fully-equipped garden studio with heating, electricity and separate storeroom. Upstairs, there are two well-proportioned double bedrooms, a thoughtfully designed study area and a stylish family bathroom. The converted loft boasts a large, bright third bedroom, offering room to add an ensuite or even fourth bedroom if desired. Additional benefits include off-street parking, side access, close proximity to highly regarded local schools, Surbiton Town Centre and Mainline train station.

Material Info: Brick Walls & Roof Slates. Water / Electricity / Sewerage: Mains. Heating: Gas Mains.

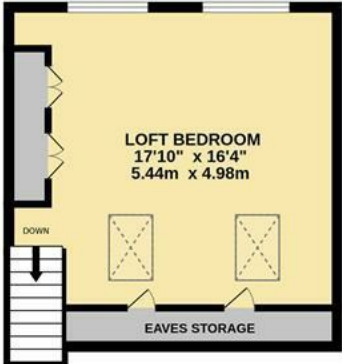
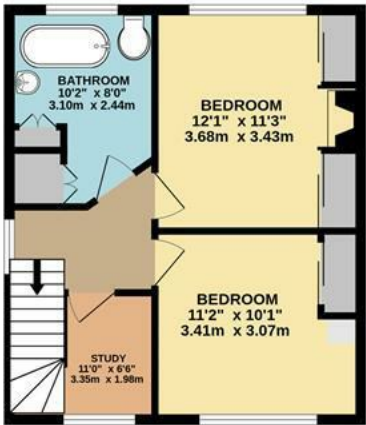
- Semi-Detached House
- Dual Aspect Living Room
- Contemporary Wood Burning Stove
- Large Kitchen / Dining Room
- Bespoke Built Cedar Wood Garden Studio and Store Room
- Three Bedrooms
- Generously Sized Family Bathroom
- Downstairs WC
- Sizeable and Secluded Garden
- Off-Street Parking

Floor Plan

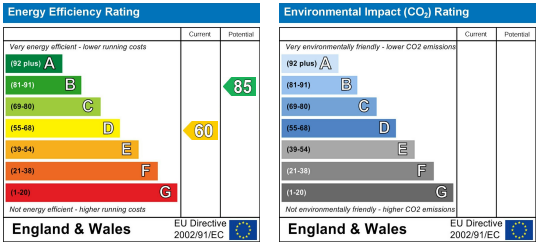


BOND ROAD, SURBITON
INTERNAL FLOOR AREA (APPROX.) 1575 sq ft/ 146.32 sq m
Including Studio/Store

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



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.