

# HJC

HIGHER VALUES



## Cottage Grove

Surbiton, KT6 4JH

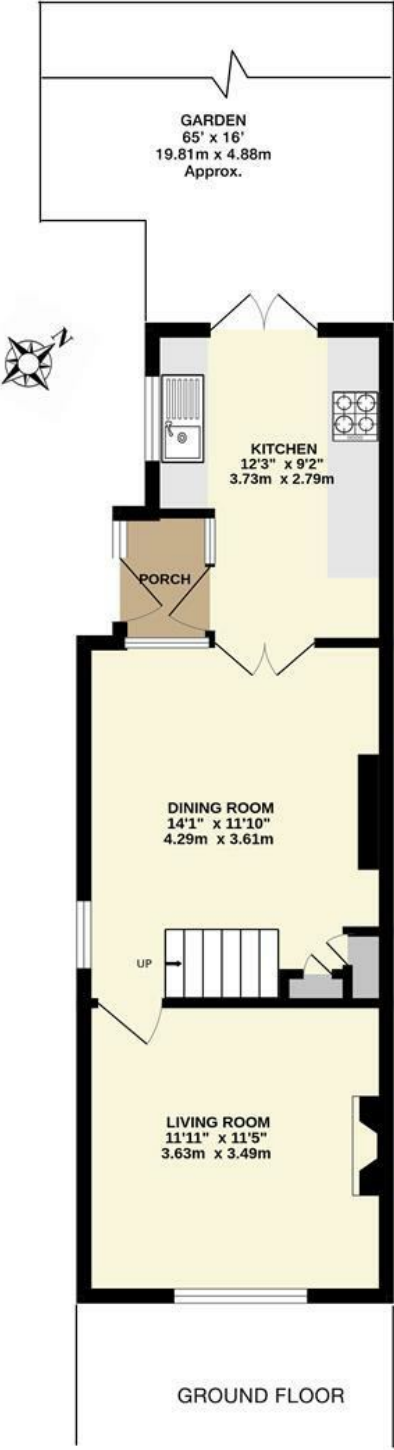
Guide Price £695,000

A rare opportunity to purchase a charming two bedroom Victorian semi-detached property, with the potential to extend (sttp), in one of Surbiton's highly sought after central locations. The property comprises a separate kitchen with French doors opening out onto the pretty rear garden, and two reception rooms. Upstairs there are two bedrooms and a family bathroom. Located only a stones throw from the High Street and Station, Cottage Grove is a quiet yet incredibly popular cul-de-sac in the heart of Surbiton.

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

- Charming Victorian Property
- Envable Cul-de-Sac Location
- Seperate Kitchen
- Garden
- Semi-Detached
- Two Bedrooms
- Potential to Extend (STTP)
- Moments from Mainline Station and Town Centre

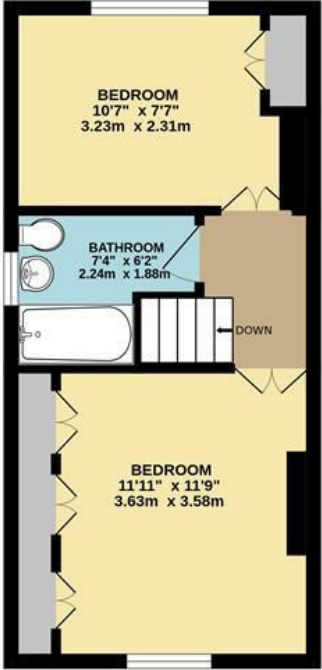
Floor Plan



GROUND FLOOR

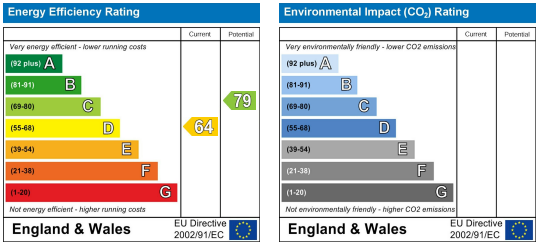
COTTAGE GROVE,  
SURBITON  
INTERNAL FLOOR AREA  
(APPROX.) 725 sq ft/ 67.3 sq m

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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