

HJC

HIGHER VALUES



Effingham Road

Long Ditton, Surbiton, KT6 5JY

Guide Price £550,000

A truly beautiful two bedroom ground floor flat with a stunning private garden. Offered to market for the first time in over 20 years the property has bundles of charm and character offering two double bedrooms, a picturesque living room with open fireplace with the stunning rear garden offering a calming and pretty backdrop. There is a good sized family bathroom and modern kitchen also offering side access as well. Further benefits include a cellar, off-street parking for one vehicle and a share of the freehold. Ideally situated close by to local schools, parks whilst being within easy walking distance of Surbiton Town Centre with its mainline fast service to London Waterloo and the River Thames.

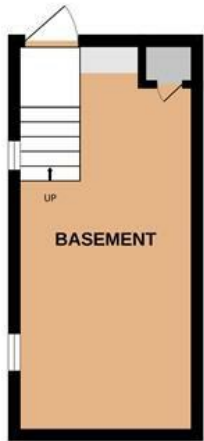
Material Info: Brick Walls Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor and Outdoor Good.

- Charming Character Property
- Ground Floor
- Beautiful Reception Room
- Modern Kitchen
- Cellar
- Plenty of Original Features
- Two Double Bedrooms
- Feature Fireplace
- Stunning Private Garden
- Walking Distance to Surbiton and Mainline Station

Floor Plan

EFFINGHAM ROAD,
SURBITON
INTERNAL FLOOR AREA
(APPROX.) 980 sq ft/ 91.0 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.

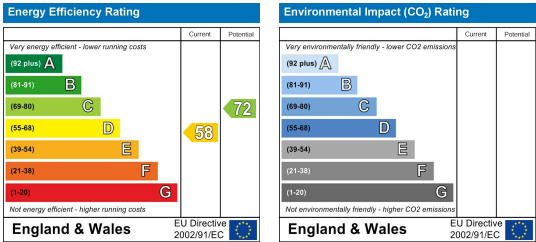


BASEMENT



GROUND FLOOR

Energy Efficiency Graph



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