



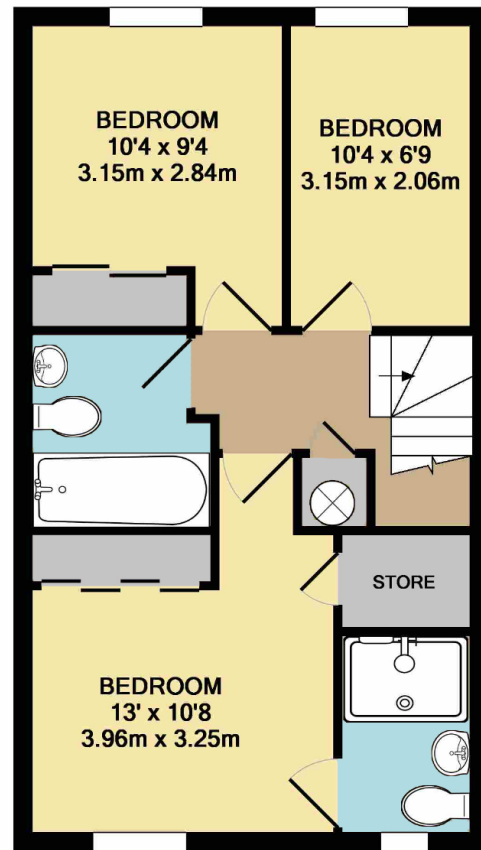
A stunning three bedroom home built in 2012 by St James on this private gated development. The property is in superb condition and offers light and airy living accommodation throughout. The ground floor accommodation comprises a stunning kitchen with integrated Siemens appliances, a very generous living room with bi folding doors leading on to a south facing rear garden. There is a downstairs WC. There is under floor heating on both floors, a ventilation system throughout the house with climate control for every room and double glazing. The first floor accommodation includes three bedrooms, ensuite to master bedroom and family bathroom. This home is located just moments from the River Thames, Long Ditton Recreation Ground and within a close proximity to Surbiton's town centre which offers a great selection of amenities including mainline station.





GROUND FLOOR

VALLINGS PLACE, SURBITON
INTERNAL FLOOR AREA (APPROX.)
975 sq ft/ 90.5 sq m



FIRST FLOOR

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 © 2018.

We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed. The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

HJC

HIGHER VALUES

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