

## Bond Road Surbiton



### £949,950 Freehold

- Edwardian family house
- Detached and extended
- Sitting and dining reception rooms
- Conservatory
- Sought-after local schools close by
- Four double bedrooms
- Two bath / shower rooms
- Kitchen breakfast room
- Offered for sale with no chain
- Surbiton station and amenities nearby

**TIFFIN ESTATE AGENTS LTD**

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. [info@tiffinestateagents.co.uk](mailto:info@tiffinestateagents.co.uk) w. [www.tiffinestateagents.co.uk](http://www.tiffinestateagents.co.uk)

## Bond Road, Surbiton, Surrey KT6 7SH

An extended and beautifully presented, detached Edwardian family house with four double bedrooms, two bath / shower rooms, wonderful private rear garden with summerhouse, and offered for sale with no chain. A wealth of features includes high ceilings with cornicing, picture and dado rails, character doors and wood flooring. Additional features include majority triple-glazing throughout the home, gas central heating and home alarm with motion sensors. This location gives good access to sought-after local schools, amenities, green spaces, and bus services. Surbiton town centre with its railway station and fast links into London, and the vast array of shops, cafes, bars, and restaurants of the town centre, are all close by.

A front door with a stained-glass leaded window with stained-glass leaded window to side leads to the entrance hallway. There is space for coats storage and character doors to all rooms. The sitting reception room is front aspect and there is a bay window. A character feature fireplace is the focal point of the room and there are custom-made built-in storage cupboards and shelving into the alcoves. A squared arch leads to the dining reception room. Multi-paned French style doors lead to the conservatory which provides the home with an additional family reception room. Light floods in through a pitched roof, windows, and French style doors to the garden. The kitchen breakfast room is garden facing and has a range of modern fitted units, roll top worksurfaces, and space for a breakfast table seating four. Integrated Bosch appliances include oven, microwave, five ring hob, extractor fan, washing machine and dishwasher. There is an integrated Miele tumble dryer and space for an upright fridge freezer. There are two Velux windows, further windows, double-glazed door to the conservatory and double-glazed French style doors to the garden. A boiler room houses the hot water cylinder and wall mounted gas central heating boiler, and there is a cloakroom W.C with a frosted window.

Stairs lead to the first floor landing with a frosted window and doors to all rooms. The principal bedroom has a bay window, and a door leads to the ensuite shower room and W.C. There is a shower cubicle, wall mounted sink unit, chrome heated towel rail, part tiled walls and a shaver point. There are two further first floor double bedrooms. The family bathroom and W.C have a modern fitted four-piece suite with a bath with a handheld shower attachment. There is a separate shower cubicle, pedestal wash hand basin, chrome heated towel rail, part tiled walls and frosted window.

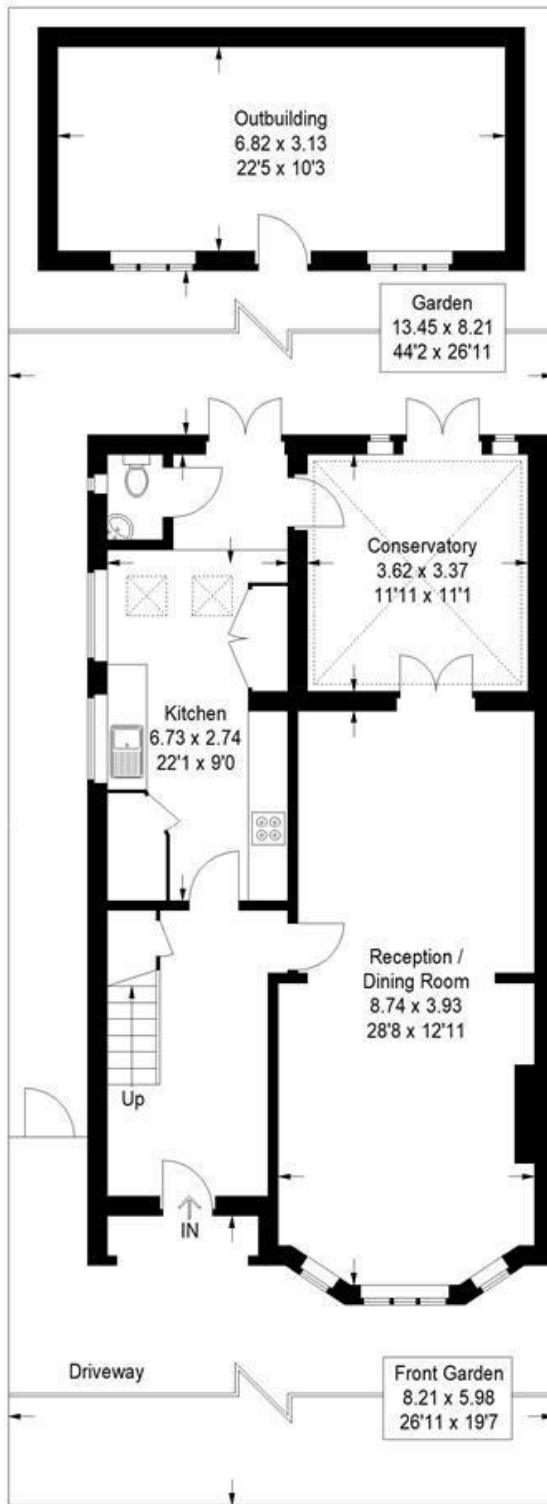
Stairs lead to the second floor landing with a skylight. A door leads to a double bedroom with three built-into the eave's wardrobes / storage cupboards, and windows provide attractive and far-reaching rear aspect views.

Outside there is a front garden with a lawned area and two Bay trees, pebbled area, shrub borders and a paved driveway provides off-street parking. Secure pedestrian side access leads to the side path with a built-in storage cupboard with power and meters. The lovely private rear garden has raised decked and lawned areas, tree and shrub borders and lighting. A summerhouse offers many potential uses and has double-glazed French style doors, double-glazed windows, power, and light.





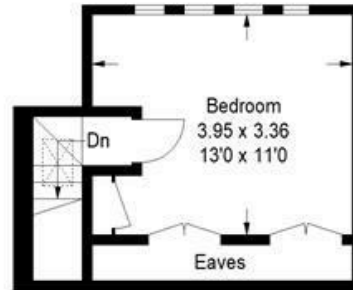




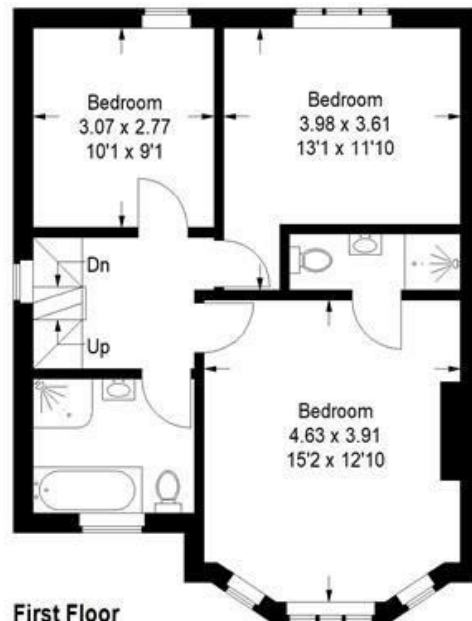
**Ground Floor**  
846 sq ft / 78.6 sq m

## Bond Road

Approximate Gross Internal Area  
(Excluding Eaves) 146.6 sq m / 1578 sq ft  
Outbuilding = 21.1 sq m / 227 sq ft  
Total = 167.7 sq m / 1805 sq ft



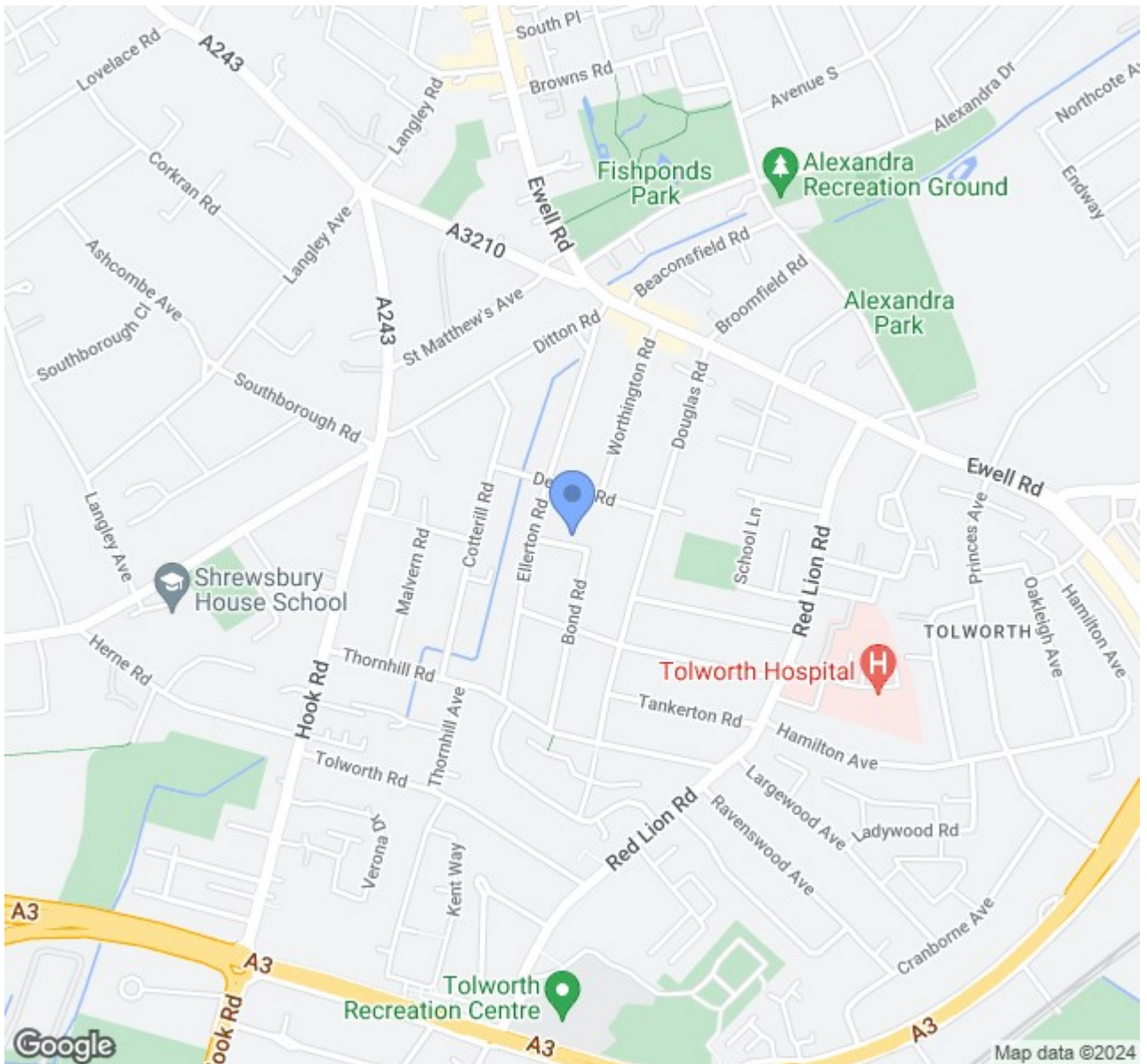
**Second Floor**  
166 sq ft / 15.4 sq m



**First Floor**  
566 sq ft / 52.6 sq m

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2024 (ID1043185)





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*