



KAYBRIDGE
RESIDENTIAL

Douglas Road, Surbiton

Surbiton

In Excess of **£700,000**



Douglas Road

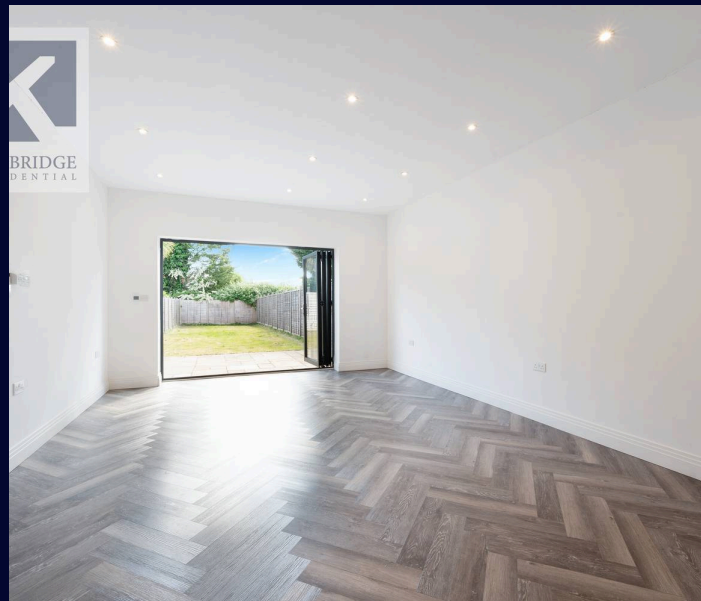
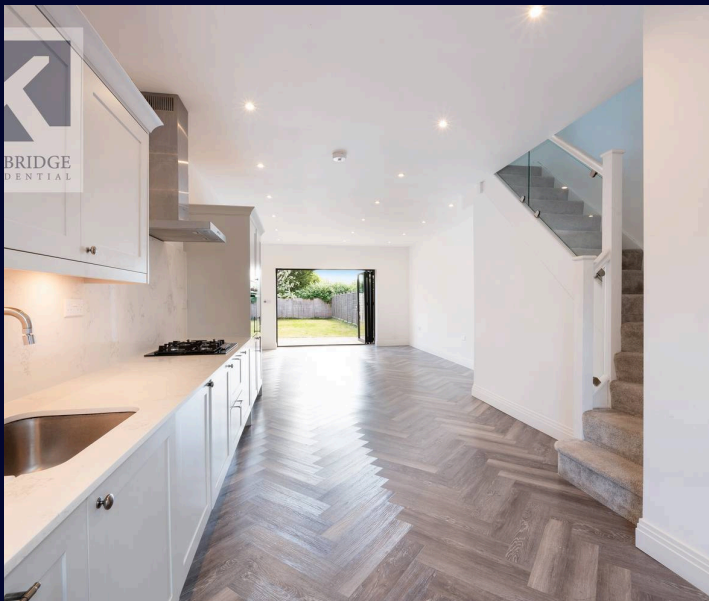
Surbiton, Surbiton

- New Home
- Chain Free
- Three Bedrooms
- Downstairs WC
- En-suite
- 0.74 Miles Access To Station
- Catchment Area For Ofsted Outstanding Schools
- Off Street Parking

Kaybridge is proud to present this modern three-bedroom semi detached home in heart of Surbiton, arranged over three spacious floors, offers stylish and comfortable living ideal for families and professionals alike.

Upon entering the home, you are welcomed into a bright, open-plan living and kitchen area—perfectly designed for modern living and entertaining. The ground floor also features a convenient downstairs WC. The property includes three well-sized bedrooms, with the principal bedroom benefiting from a private en suite bathroom.

To the rear, a generously sized garden provides a fantastic outdoor space, while a private driveway at the front of the property offers off-street parking. The home also benefits from the remaining term of its new-build warranty, giving buyers added peace of mind.



Ideally located within close proximity to several Ofsted-rated 'Outstanding' schools, a variety of local shops, and excellent transport connections, including direct train services to London Waterloo, this property combines comfort, convenience, and connectivity.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Disclaimer

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure accuracy, **Kaybridge Residential** cannot guarantee that all details are correct, complete, or up-to-date.

Property Details

Descriptions, floor plans, dimensions, and photographs are intended to offer a general overview of the property and may not reflect its exact condition or layout. Prospective purchasers are strongly advised to undertake their own inspections and due diligence to verify any details that are important to them.

Fixtures and Fittings

Items included in the sale are subject to negotiation and may vary from what is shown or described within this brochure.

External References

Any mention of schools, transport links, local amenities, or services is provided in good faith for informational purposes only and should be independently verified.

Legal Information

This brochure does not constitute an offer, contract, or part of any contract. Interested parties should seek independent legal advice before entering into any agreement.

Kaybridge Residential accepts no liability for any loss, damage,



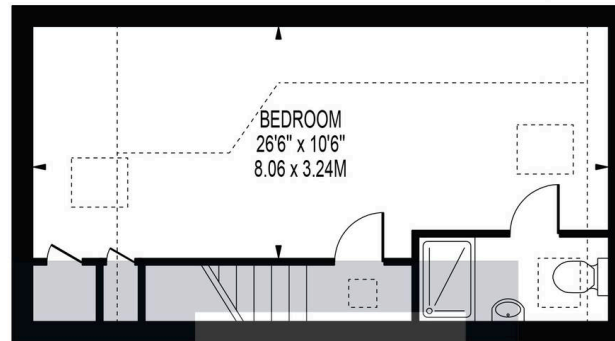


DOUGLAS ROAD

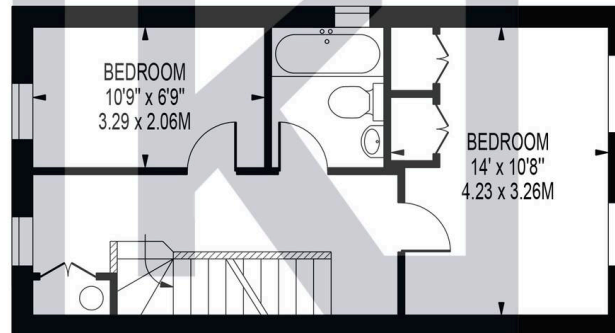
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1163 SQ FT - 108.05 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

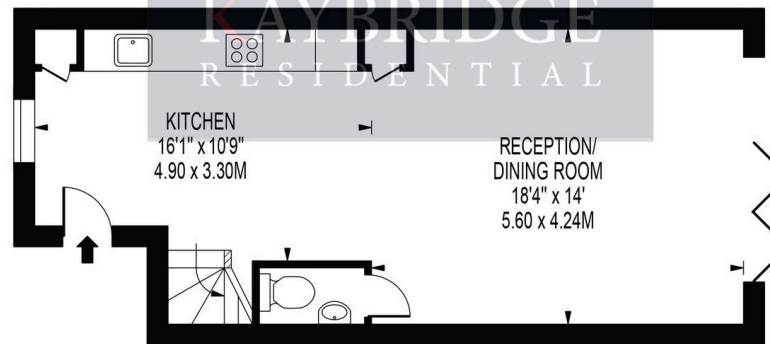
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 146 SQ FT - 13.61 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • info@kbridge.co.uk • www.kaybridgeresidential.co.uk/

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