



**Effingham Road, KT6**

**£825,000**

**Dexters**



## Effingham Road, KT6

A unique and stunning ground floor apartment offering in excess of 1500 sqft. With 3 bedrooms, a home office, a private garden and a huge double garage, this property is very rare.

A large kitchen and dining space that has been tastefully designed with exposed wooden beams is a centre piece of the property. The adjoining conservatory and reception room offers a great entertaining space.

A grand master bedroom with a feature fireplace and huge bay windows generates a huge amount of natural light for the property. Two further bedrooms make it perfect for family living.

Externally the property looks imposing and has a beautiful private garden with a cosy outdoor office space. Moreover, this property offers a large double garage with electric doors.

Effingham Road is an excellent location, very close to Victoria Recreation Ground and a number of good schools. Surbiton train station is less than a mile away as is the bustling high street.

### Features

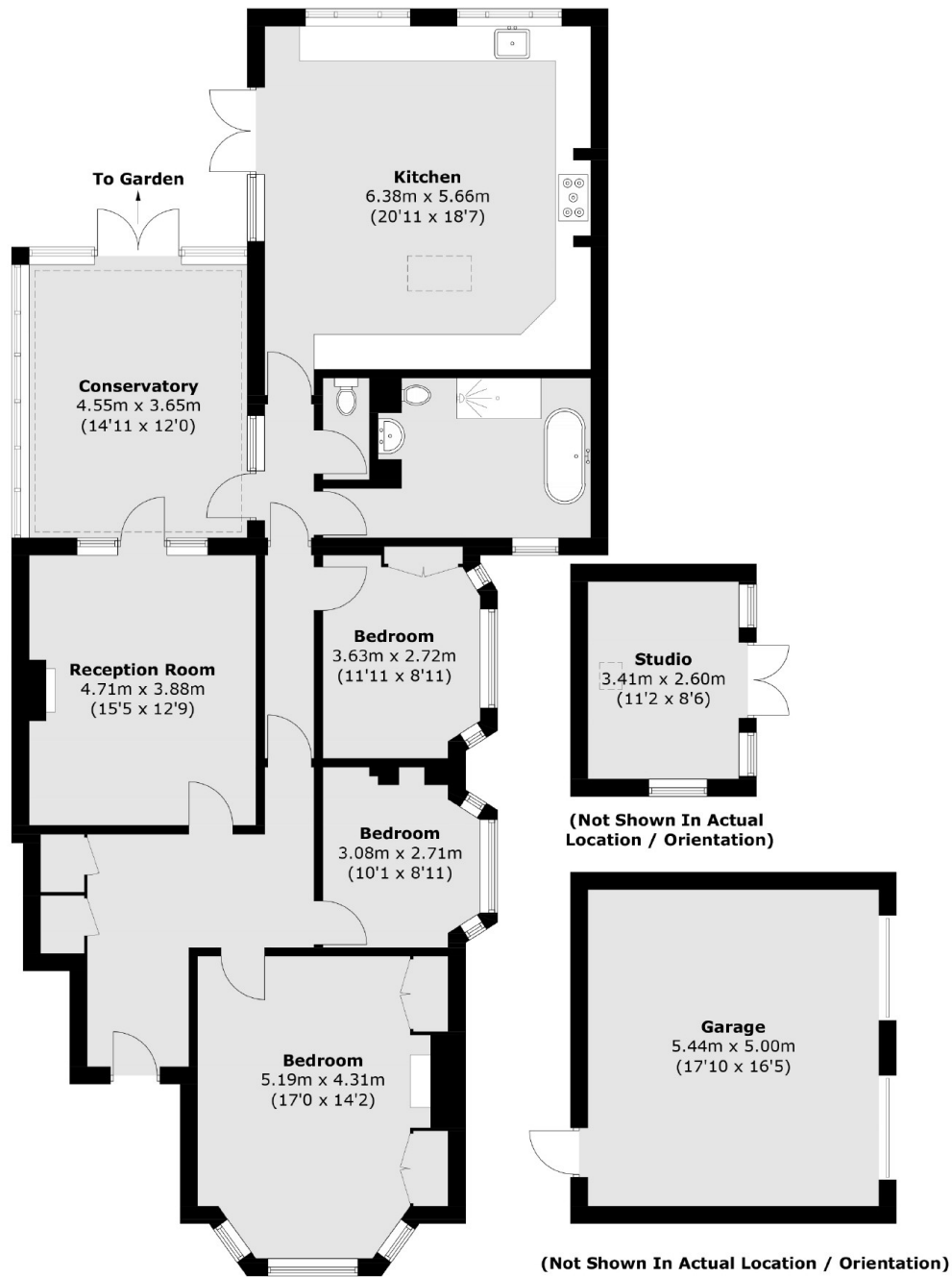
- Period property
- 3 bedrooms
- Private Garden
- Double Garage
- Fantastic Location
- Home Office







# Effingham Road, Surbiton, KT6



## Ground Floor

Total area (approx.): 147.4 sq. m (1,586.6 sq. ft)  
Garage & Studio area (approx.): 36.4 sq. m (391.8 sq. ft)