# **Dexters**



### Elmbridge Avenue, KT5 £799,950

With two reception rooms, four bedrooms, a large secluded garden, off-street parking and a garage, this semi-detached property makes a great family home and is in a great area.

Elmbridge Avenue has easy access to the A3, is on the doorstep to Hogsmill River and local parks, and is approximately half a mile away from Berrylands train station, offering quick links to London.

#### **Features**

Semi-Detached. Four Bedrooms Large Garden Garage Off-Street Parking No Onward Chain

Surbiton 020 8390 3939 dexters.co.uk







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On the ground floor, there is a welcoming porch, a bay-fronted reception room and separate dining room with access to the garden. There is also a utility room, downstairs w/c, a bedroom/study and a garage.

On the first floor, there are three bedrooms and a bathroom. On the second floor is another bedroom/study and potential to extend further (STPP).

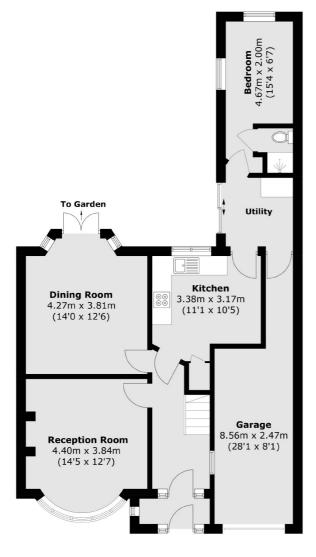
Outside, there is a large private rear garden and to the front, there is a driveway and a garage. Book in a viewing before you miss out. Call us on 020 8390 3939, email us at surbitonsales@dexters.co.uk.

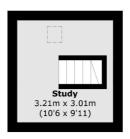




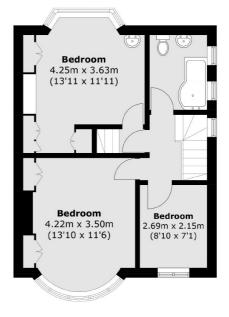


### Elmbridge Avenue, Surbiton, KT5





#### **Second Floor**



**Ground Floor** 

**First Floor** 

Total area (approx.): 138.6 sq. m (1,491.8 sq. ft)



Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

