



**Grand Avenue, KT5**  
**£975,000**

**Dexters**





## Grand Avenue, KT5

This bay fronted, four bedroom, two reception, ground floor extended, semi detached family home is beautifully presented throughout and offers a simply stunning outlook over Berrylands Nature reserve. There is off street parking to the front and an out building/home office to the rear with power, heating and bathroom facilities.

The ground floor has been extended to provide an L shaped kitchen/dining space with doors out to the large garden. There is also a through reception room and a downstairs w/c

On the first floor there are two double bedrooms, a good size single bedroom and a family bathroom. The loft has been beautifully converted to provide a master bedroom with ensuite bathroom.

The property further benefits from a home office/cabin in the 100ft garden with direct access and views of the tranquil Berrylands Nature Reserve.

Berrylands is a vibrant and community focused area and is half a mile from Berrylands train station. Grand Avenue is also a stones throw from the Berrylands Nature Reserve, local parks, shops and outstanding schools. Surbiton train station with its fast links into London is 1.5 miles away.

### Features

- Four Bedrooms
- Semi Detached
- Rear Extended
- Large Rear Garden
- Cabin With Power
- Off Street Parking





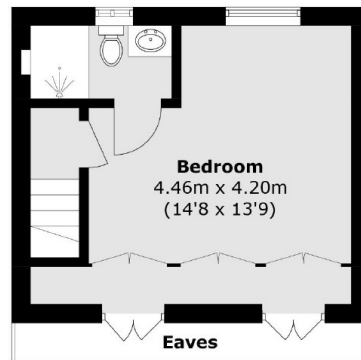
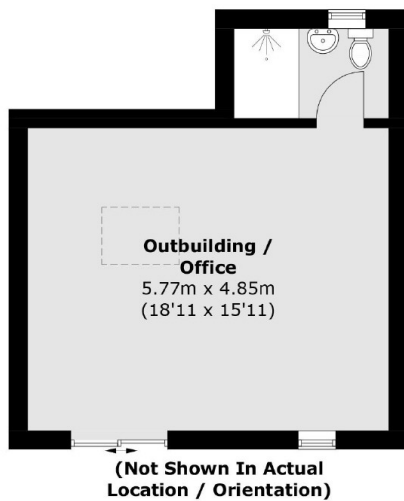




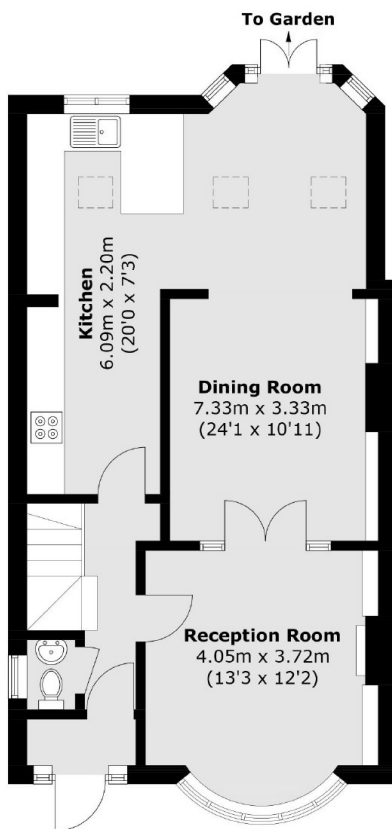




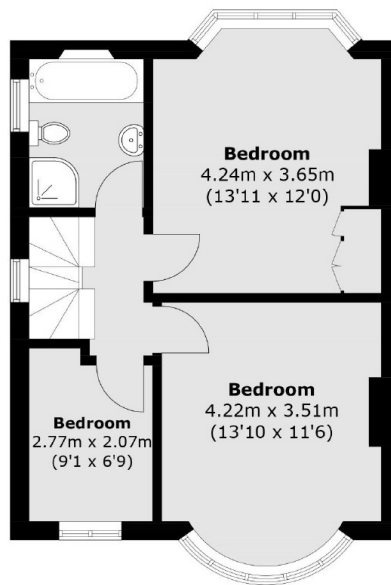
# Grand Avenue, Surbiton, KT5



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 127.5 sq. m (1,372.3 sq. ft)  
(Excluding Eaves)  
Outbuilding: 32.1 sq. m (345.5 sq. ft)