



## St. Marys Road, KT6

### £1,850,000

Offers over £1,850,000. A wonderful six bedroom, two bathroom, three reception room Edwardian property, situated on a large plot on one of Surbiton's most sought after roads. This property is ready for refurbishment/development and offers a wonderful opportunity to either extend or develop (STPP).

St Marys Road is a wonderful, wide, tree lined road of large detached houses. The road is viewed as one of the best in Surbiton it is close to a number of good schools and Surbiton train station is less than a mile away (fast trains to Waterloo in 17 min) as is the bustling high street.

### Features

- Detached Edwardian House
- Large Plot
- Potential To Develop/Refurbish
- Six Bedrooms
- Three Reception Rooms
- Sought After Location





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On the ground floor of this imposing house is a square bay fronted reception room, a rear dining room with doors out to the garden, a kitchen and a further large reception space. There is also a utility area and a cloakroom.

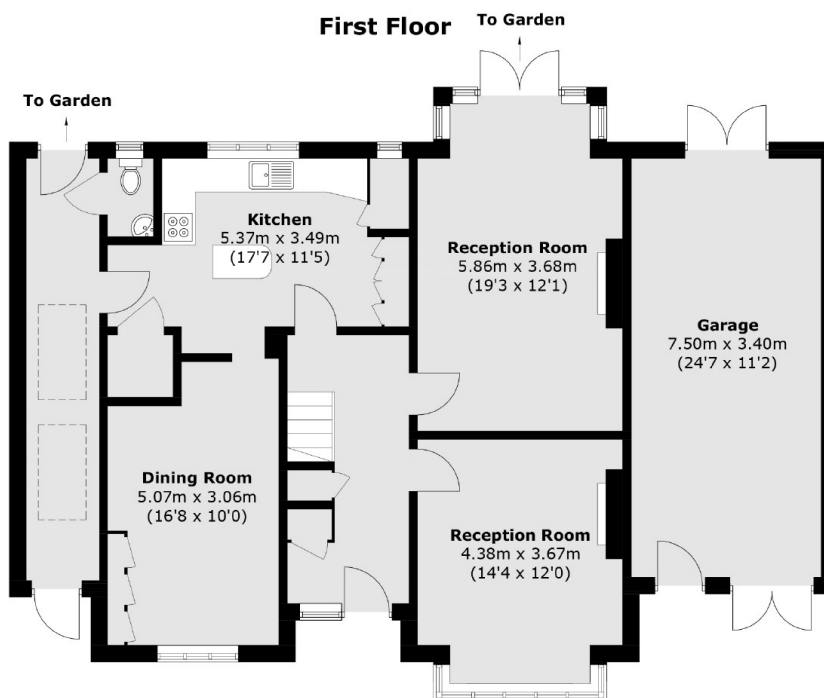
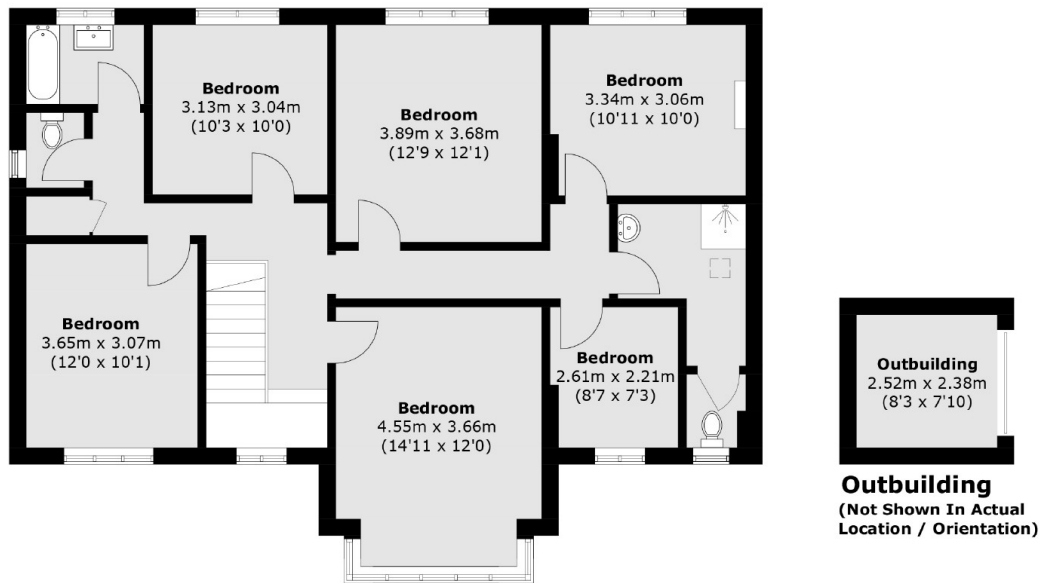
Up the original oak stair case are six bedrooms, two bathrooms and a WC. This property has a garage and large grounds. To the front there is a generous green area with ample parking and to the rear is a very large private garden, well maintained and lawned.

This land could potentially be developed to accommodate a separate dwelling to the rear of the garden (STPP).





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Approx Internal Area: 198.8 sq. m (2,139.8 sq. ft)  
 Garage: 26.1 sq. m (281.0 sq. ft)  
 Outbuilding: 5.9 sq. m (63.5 sq. ft)  
 Total: 230.8 sq. m (2,484.3 sq. ft)

## Dexters

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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.

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