



65 ALEXANDRA DRIVE SURBITON, KT5 9AD

£1,195,000
FREEHOLD

Situated on the sought-after Alexandra Drive, Surbiton, this attractive 1930s family home offers generous proportions, versatile living space and an excellent location combining convenience with a strong community atmosphere.

The property welcomes you with a bright and spacious reception room, ideal for both everyday living and entertaining, while the impressive kitchen/breakfast room forms the heart of the home, providing ample space for dining and family gatherings. A separate playroom offers valuable flexibility and could easily serve as a home office, snug or additional reception space, complemented by a practical utility room and useful storage areas.

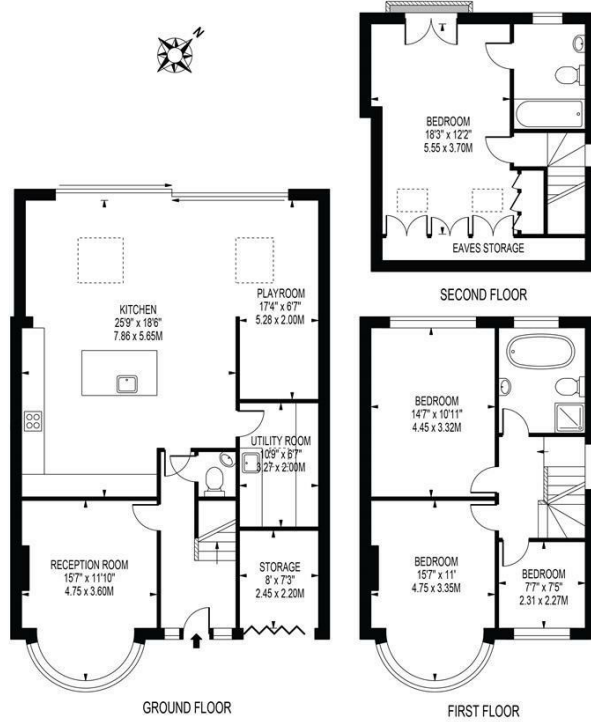
Upstairs, the accommodation comprises three well-proportioned bedrooms arranged across the upper floors, alongside family bathroom facilities, creating comfortable and adaptable living for



ALEXANDRA DRIVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1893 SQ FT - 175.84 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 41 SQ FT - 3.78 SQ M



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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