



## Cleaveland Road, KT6

£1,300,000

An exceptional family home situated on a prime river road in central Surbiton. This property has been beautifully renovated to create bright, stylish and versatile spaces throughout. At the heart of the home is an impressive open-plan kitchen dining room, flooded with natural light, featuring a large island and bi-folding doors leading onto the low maintenance landscaped garden with multi purpose garden room. This property has a modern luxury feel throughout whilst retaining many original features.

Cleaveland Road is one of Surbiton's premier river roads with everything you need on your doorstep, including the River Thames, the desirable Maple Road, Surbiton's popular high street and the mainline train station with it's fast and direct trains into London Waterloo in as quick as 16 minutes.

### Features

- Period Family Home
- Prime River Road Location
- Four Bedrooms
- Three Bathrooms
- Immaculately Presented
- South West Facing Garden



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The ground floor has been thoughtfully designed to cater for both entertaining and modern family living. Accommodation includes a stylish separate front reception room, a handy utility, guest W/C and at the heart of the home, the open plan kitchen.

The first floor offers two large double bedrooms with fitted wardrobes and a luxury family bathroom featuring twin sinks and a roll top bath. The second floor offers a further two bedrooms, one of which the principle suite with en-suite and ample fitted storage.

To the rear of the property in a beautifully landscaped garden with versatile garden room currently set up as a home gym. Further benefits include the chain being closed at the top.



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Total area (approx.) : 140.2 sq. m (1509 sq. ft)  
(Excluding eaves)  
Total garden room area (approx.) : 10.2 sq. m (110 sq. ft)