



## Two Double Bedroom Mid Terraced House Haycroft Road, Surbiton KT6 5AU £475,000 Freehold

A larger than average two double bed mid terrace house with further usable loft room offering 1101 Sq.Ft of Living Space

The property boasts a spacious kitchen-diner which leads out to a timber deck, providing the perfect space for entertaining while overlooking the west-facing rear garden.

Further benefits include a generously sized reception room, ground floor W.C.

The first floor offers two double bedrooms and a modern fitted 4 piece white bathroom suite.

Staircase access to a substantial loft room with fitted W/c and eves storage.

Offered to the market with vacant possession. The property also presents potential for off street parking (STPP).

Ideally situated within easy reach of local amenities and sought after local high schools and just a short bus ride from Surbiton town centre and mainline station, this home combines convenience with excellent living space.

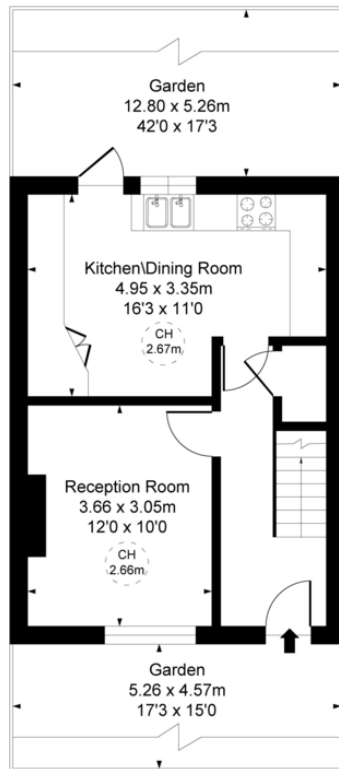
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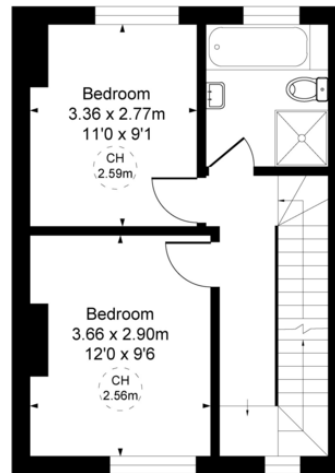
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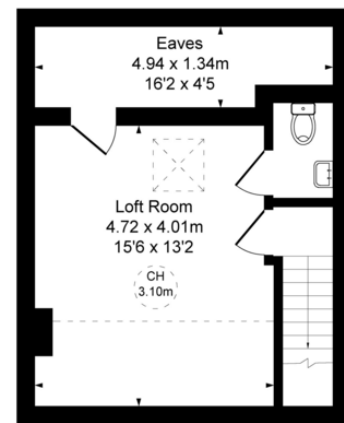
Haycroft Road, KT6  
Approximate Gross Internal Area  
**102.24 sq m / 1101 sq ft**  
(Excluding restricted height  
under 1.5m 87.52 sq m 942 ft)  
(CH = Ceiling Heights)



Ground Floor



First Floor



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- Two Double Bedrooms
- Spacious Loft Room with Access to W/C & Storage
- 1101 sq. ft of Living Space
- Modern Open Plan Kitchen / Dining Room with supplied and Fitted Appliances
- Modern Fitted 1st Floor 4 Piece Bathroom Suite
- Potential To Extend S.T.P.P
- Double Glazed Windows
- Gas Central Heating via Combination Boiler
- 43' West Facing Private Rear Garden
- Within Easy Walking Distance of many Sought After Schools
- Within A short walk of Local Amenities & Transport Links
- Sold With No Onward Chain