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Mayfair Close, Surbiton, KT6 6RR

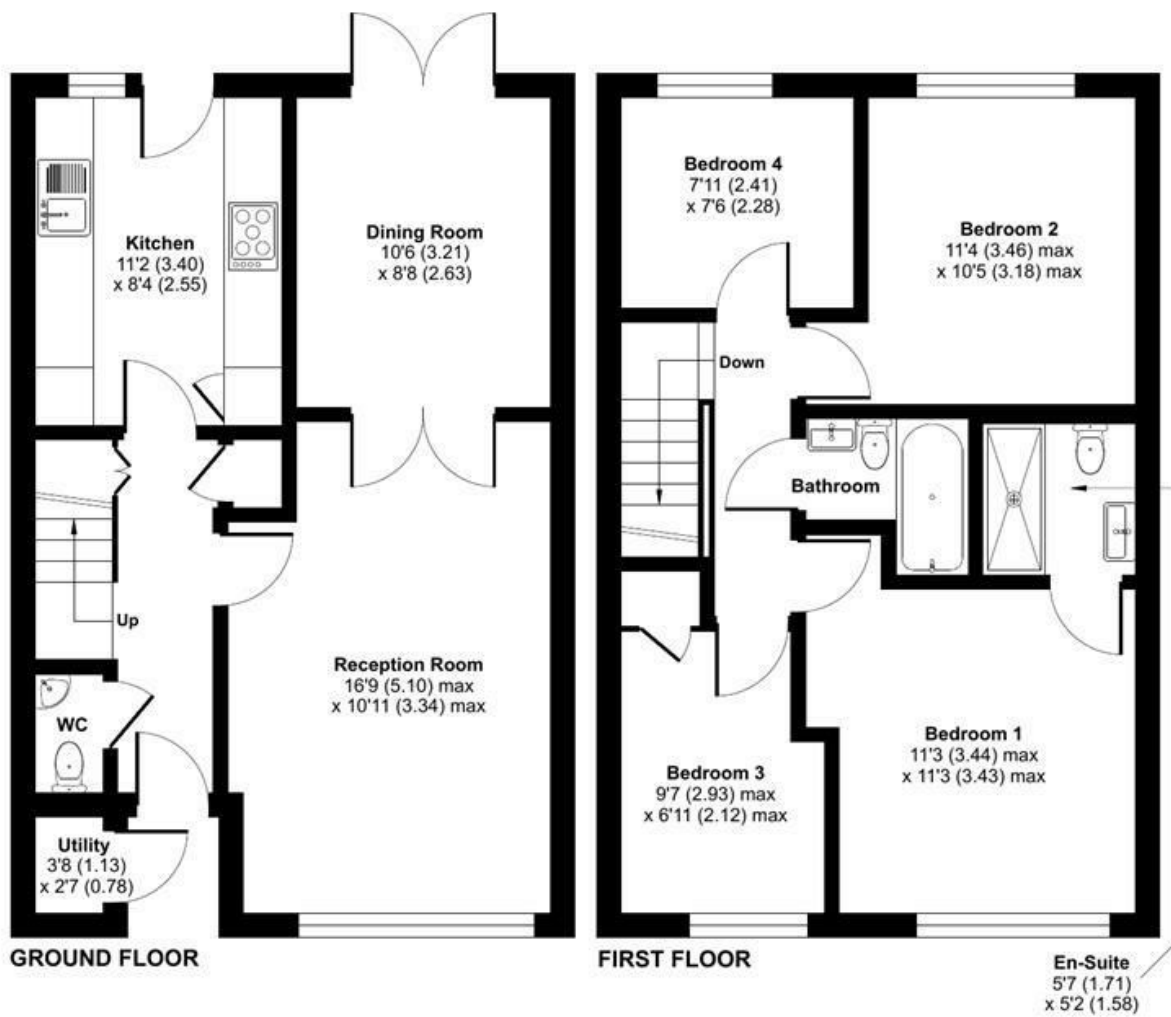
An excellent four bedroom, two bathroom, two reception room modern terraced house with a garage. Located within walking distance of Surbiton mainline station, set on a quiet cul-de-sac. The many benefits include a large sitting room and a separate dining room with French doors opening onto the garden. The sleek modern fitted kitchen includes integral appliances and a door to the garden. There is a welcoming entrance hallway and a ground floor wc. On the first floor a large main bedroom with an en-suite shower room. There is also a double second bedroom and good-sized third and fourth bedrooms, as well as a coordinated main bathroom. To the rear is a large private garden with a stone patio and lawn. Driveway parking at the front for two cars and a garage in a block. Council tax band F. Sold with no onward chain. Draft.....

Guide Price £750,000 Freehold

EPC Rating: C

Mayfair Close, Surbiton, KT6

Approximate Area = 941 sq ft / 87.4 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 949 sq ft / 88.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Matthew James. REF: 1257118

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		