

# HJC

HIGHER VALUES



## Vallings Place

Surbiton, KT6 5AZ

Guide Price £795,000

A stunning three bedroom home built in 2012 by St James in this private gated development. The property is in superb condition and offers bright and airy living accommodation throughout. The ground floor accommodation comprises a stunning fitted kitchen with integrated appliances, a generous living room with bi folding doors leading on to a south facing rear garden and downstairs WC. There is under floor heating on both floors, a ventilation system throughout the house with climate control for every room and double glazing. The first floor accommodation includes three bedrooms, ensuite to the primary bedroom and a family bathroom. This wonderful home is located just moments from the River Thames, Long Ditton Recreation Ground and within close proximity to Surbiton's town centre which offers a great selection of amenities including mainline train station.

- Private Gated Development
- Open Plan Kitchen / Living / Dining
- Two Further Bedrooms
- Bi-Folding Doors on to Garden
- Built in 2012 by St James
- Sunny Rear Garden
- Primary Bedroom With Ensuite
- Family Bathroom
- Allocated Parking Space
- Close to Surbiton Station and the River Thames

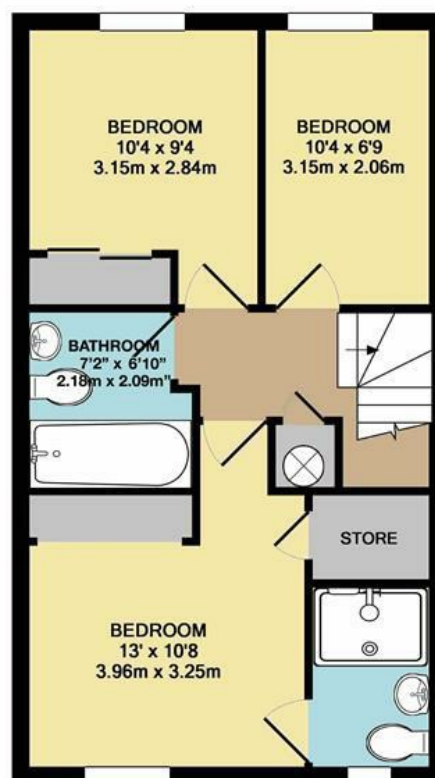
## Floor Plan



## GROUND FLOOR



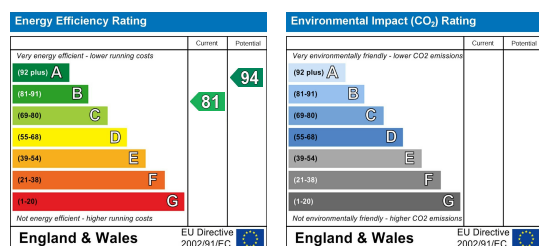
VALLINGS PLACE, SURBITON  
INTERNAL FLOOR AREA (APPROX.)  
975 sq ft/ 90.5 sq m



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

## Energy Efficiency Graph



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