

# property details **approval form**

6 Highfield Road, SURBITON, Surrey, KT5 9LP

**Date:** 05 February 2026

**Property Ref and Version:** SUR109319 - 0003



# selling your home with us!

Not for marketing purposes | INTERNAL USE ONLY

## >> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- 1. Price
- 2. Key Features
- 3. Short Description
- 4. Long Description
- 5. Room Description
- 6. Directions
- 7. Property Images
- 8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Barnard Marcus office:** 5A Surbiton Parade St. Marks Hill, SURBITON, Surrey, KT6 4RB

**T** 020 8390 8181 **E** Surbiton@barnardmarcus.co.uk

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## >> price

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£875,000

Tenure: Freehold

## >> key features

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- > Five Bedrooms
- > Semi-Detached
- > Berrylands
- > Open Plan Living/Dining Area
- > Drive Way
- > EPC Rating: Awaited

## >> short description

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Residing in the highly regarded Berrylands area of Surbiton, this five bedroom semi-detached home is offered to the market chain free whilst spanning over 1,700 sq ft & further benefiting from an equally sizable rear garden as well as off street parking for multiple vehicles.

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## >> long description

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Residing in the highly regarded Berrylands area of Surbiton, this five bedroom semi-detached home is offered to the market chain free whilst spanning over 1,700 sq ft making it a must see!

The heart of this home resides in the vast & airy open plan living/dining area which given the homes orientation enjoys a tremendous amount of natural light through out the day. Across the broad hallway is a sizable snug, complete with en-suite bathroom, which can be utilised for a variety of different functions as well as a stylish kitchen which grants direct access to the rear garden.

The top floor comprises of four bedrooms as well as a four piece family bathroom. With the additional benefit of off street parking for multiple vehicles, this property is expected to be incredibly popular so immediate inspection is advised to avoid disappointment.

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## > > property images



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## > > property images



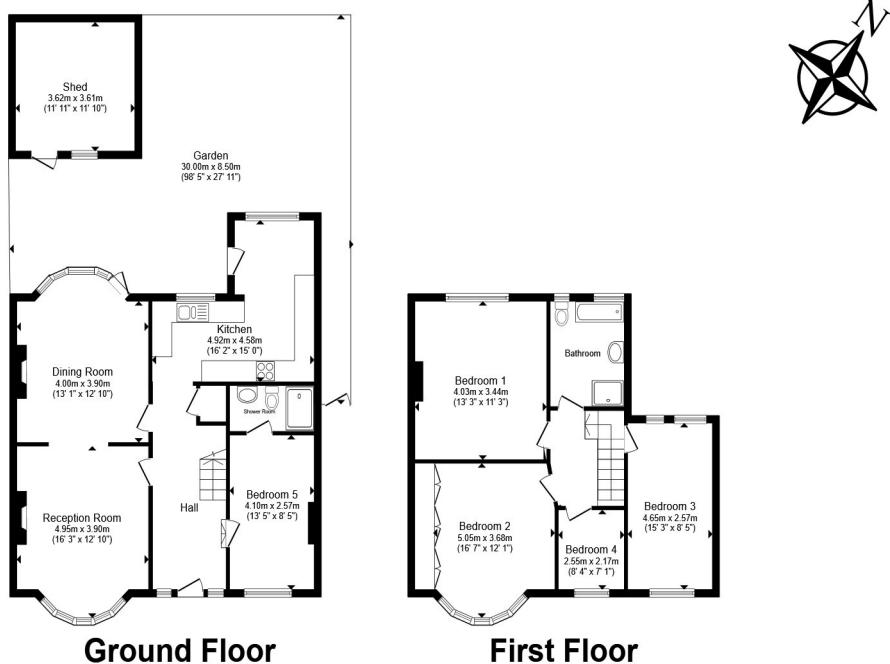
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## >> floor plan



Total floor area 161.3 m<sup>2</sup> (1,736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

### Signature

### Date

Zoe Eaton		
Mr K. Raju		

Your Barnard Marcus office: 5A Surbiton Parade St. Marks Hill, SURBITON, Surrey, KT6 4RB

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