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Herne Road, Surbiton, KT6 5BP

An outstanding, spacious five-bedroom family house which has been extended and improved, offering extensive contemporary living space. Located on a lovely residential road within easy reach of Surbiton mainline station and high street. The many benefits include a striking, large modern kitchen-living and dining room with sliding doors open to a stone terrace and lovely landscaped garden. The sleek kitchen includes a sociable dining island, integral appliances and a utility room. There is also a separate front sitting room with a bay window and a feature fireplace. The welcoming entrance hallway also includes a ground floor wc/shower room. On the first floor are two large double bedrooms with fitted wardrobes and a good-size single bedroom. There is a stylish family bathroom with a separate shower. On the top floor is another double bedroom and a single bedroom. To the rear of the property is a private landscaped garden with stone terraces, lawn, planted borders and a summer house. At the front is driveway parking leading to the garage. Council tax band F. A lovely home sold with no onward chain.

Guide Price £1,150,000 Freehold

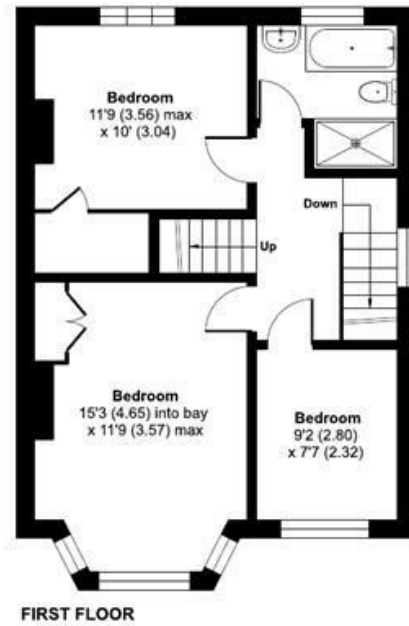
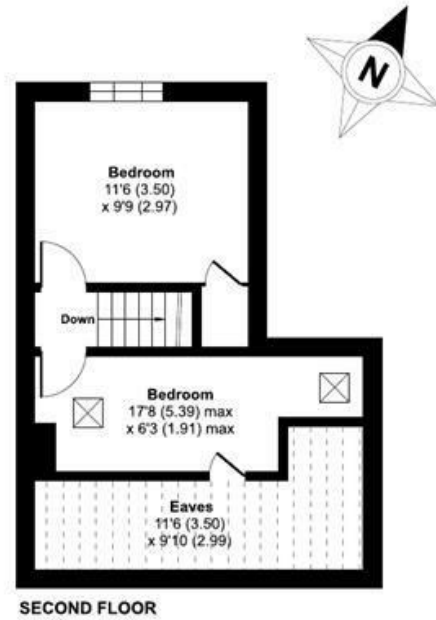
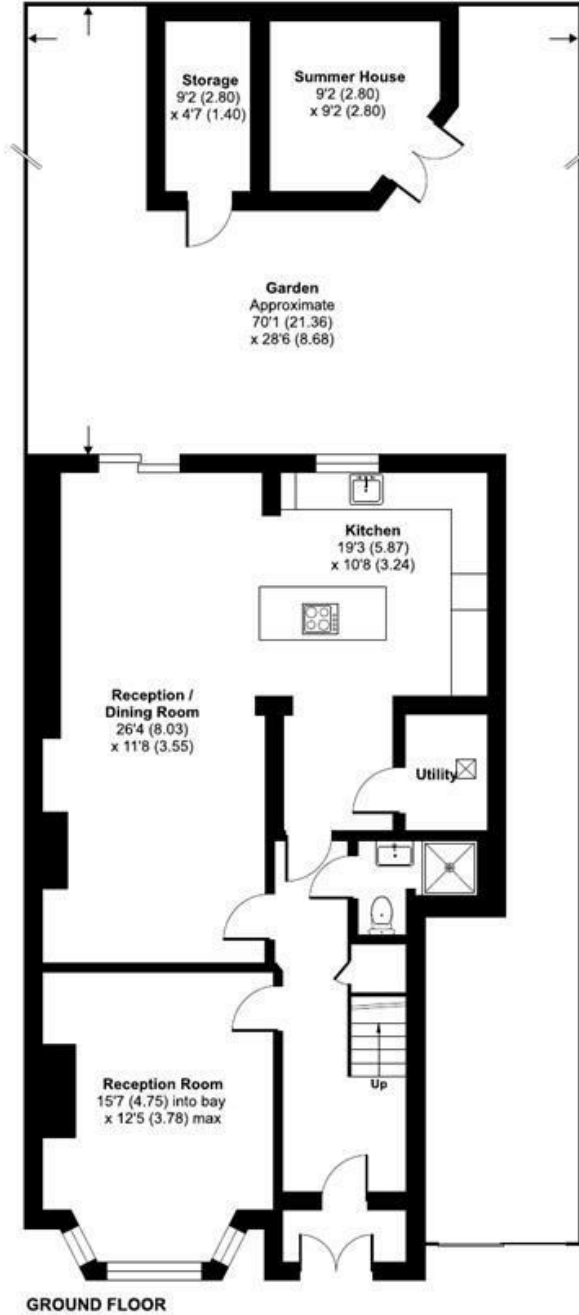
EPC Rating: C

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Approximate Area = 1705 sq ft / 158.3 sq m
 Limited Use Area(s) = 106 sq ft / 9.8 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 1929 sq ft / 178.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Matthew James. REF: 1430800

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		70	79
(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	