



## **A Stunning 4 Double Bedroom Semi-Detached Victorian House Egmont Road, Surbiton KT6 7AT £795,000 Freehold**

A charming & picturesque 4 double bedroom semi-detached Victorian family home ideally situated in a very quiet cul-de-sac location in Surbiton.

Offering a wealth of character features throughout, this delightful property is arranged over 3 floors and boasts 1,290 sq ft of internal living space.

On the ground floor there are 2 separate reception rooms, a modern fitted kitchen with built in appliances and a separate bathroom.

The 1st Floor Offers three double bedrooms & en-suite W.C

The second/top floor, a principal bedroom with luxury 4 piece bathroom, and a walk in wardrobe dressing area with further storage.

Private landscaped South West facing rear Garden, Front Garden and side access. Vendor suited with no onward chain

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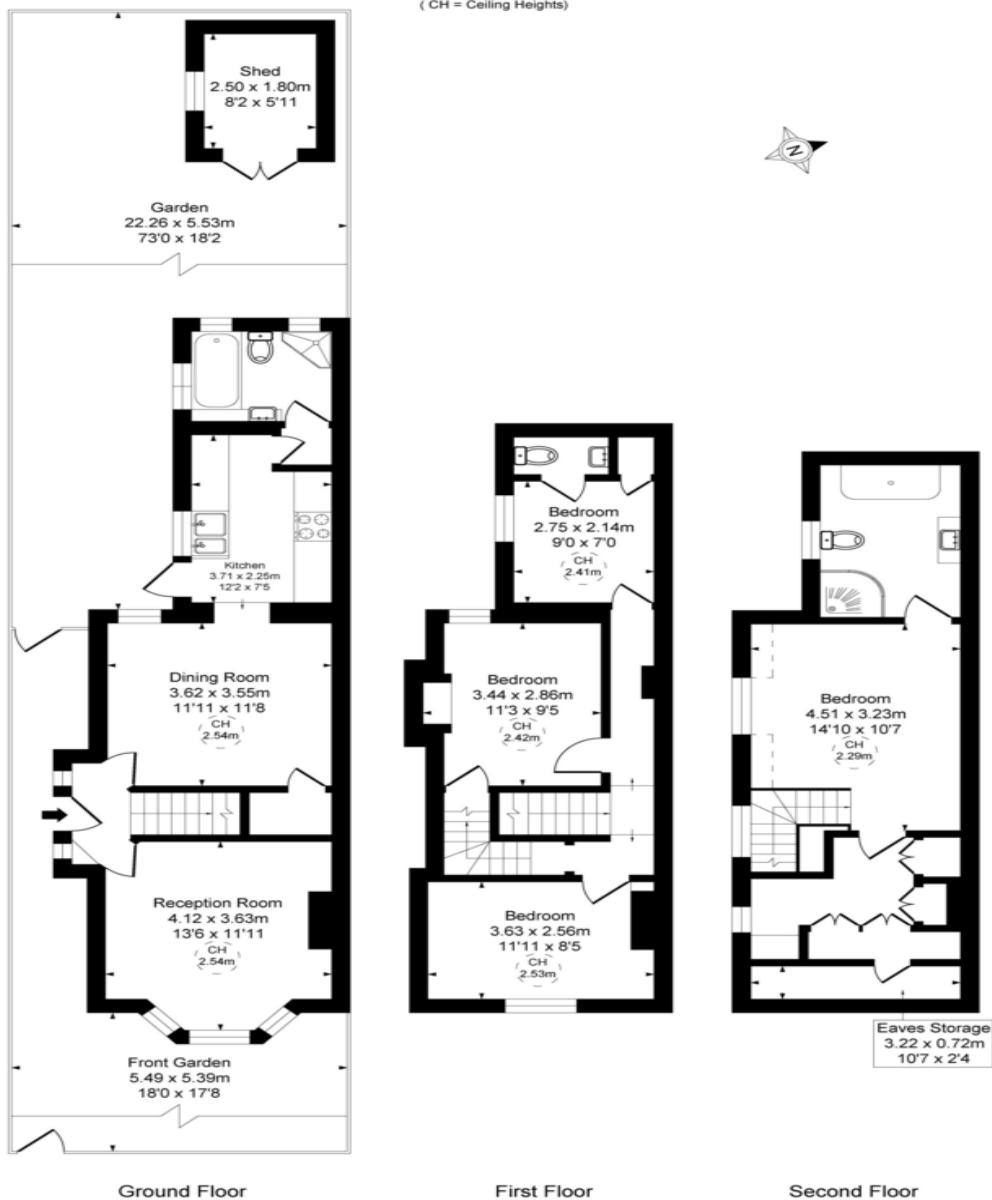
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Egmont Road, KT6  
 Approximate Gross Internal Area  
 119.82 sq m / 1290 sq ft  
 ( Excluding restricted height  
 under 1.5m 116.06 sq m 1249 ft)  
 ( CH = Ceiling Heights)



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.

- Four Double Bedrooms
- Stunning Loft Principal Bedroom With Walk in Dressing Area
- Luxurious 4 Piece Bathroom Suite
- Two Separate Reception Rooms
- Fitted kitchen With Built-In Appliances
- 73' South West Facing Rear Garden
- Gas Central Heating
- Potential to Extend S.T.P.P.
- Vendor Suited With No Onward Chain