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## Fullers Avenue, Surbiton, KT6 7TD

An excellent, three bedroom, two bathroom terraced house over three floors with a very large sitting room opening to a conservatory dining room and private garden with a cabin. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include a sleek contemporary kitchen with integral appliances and oak surfaces. A large sitting room with a period fireplace opening to the conservatory/dining room (kitchen, hall and sitting room have underfloor heating). On the top floor a large master bedroom with a sumptuous en-suite shower room with underfloor heating and fitted wardrobes. On the first floor two double bedrooms and a contemporary family bathroom suite with a shower over the bath. Gas central heating and double glazing. To the rear a private garden with a large modern cabin. Driveway parking to the front. Council tax band C. Sold with no onward chain.

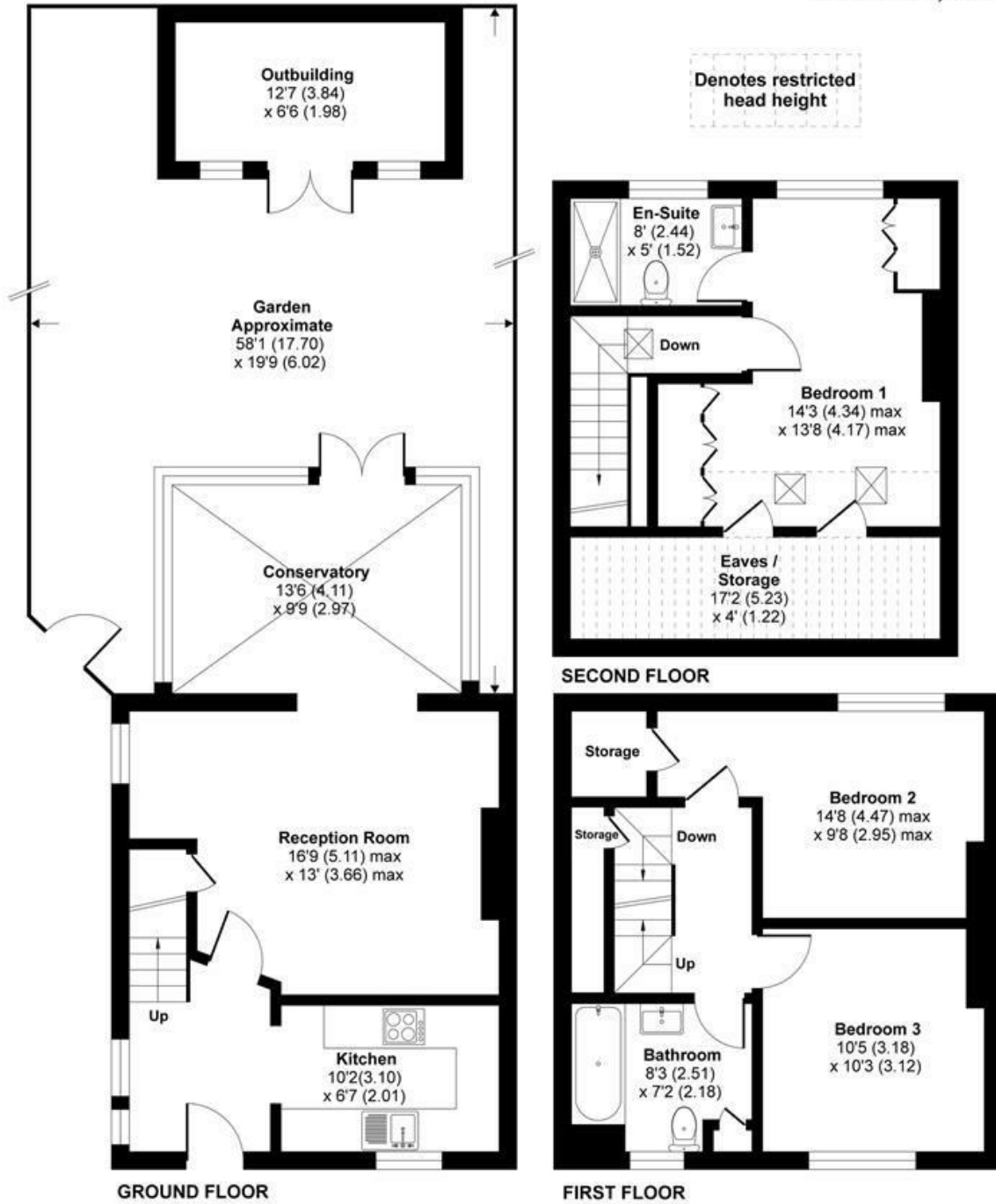
**Guide Price £599,950 Freehold**

**EPC Rating: D**

# Fullers Avenue, Surbiton, KT6

Approximate Area = 1130 sq ft / 104.9 sq m  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 682503

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.

