



Effingham Road

Surbiton, KT6 5LA

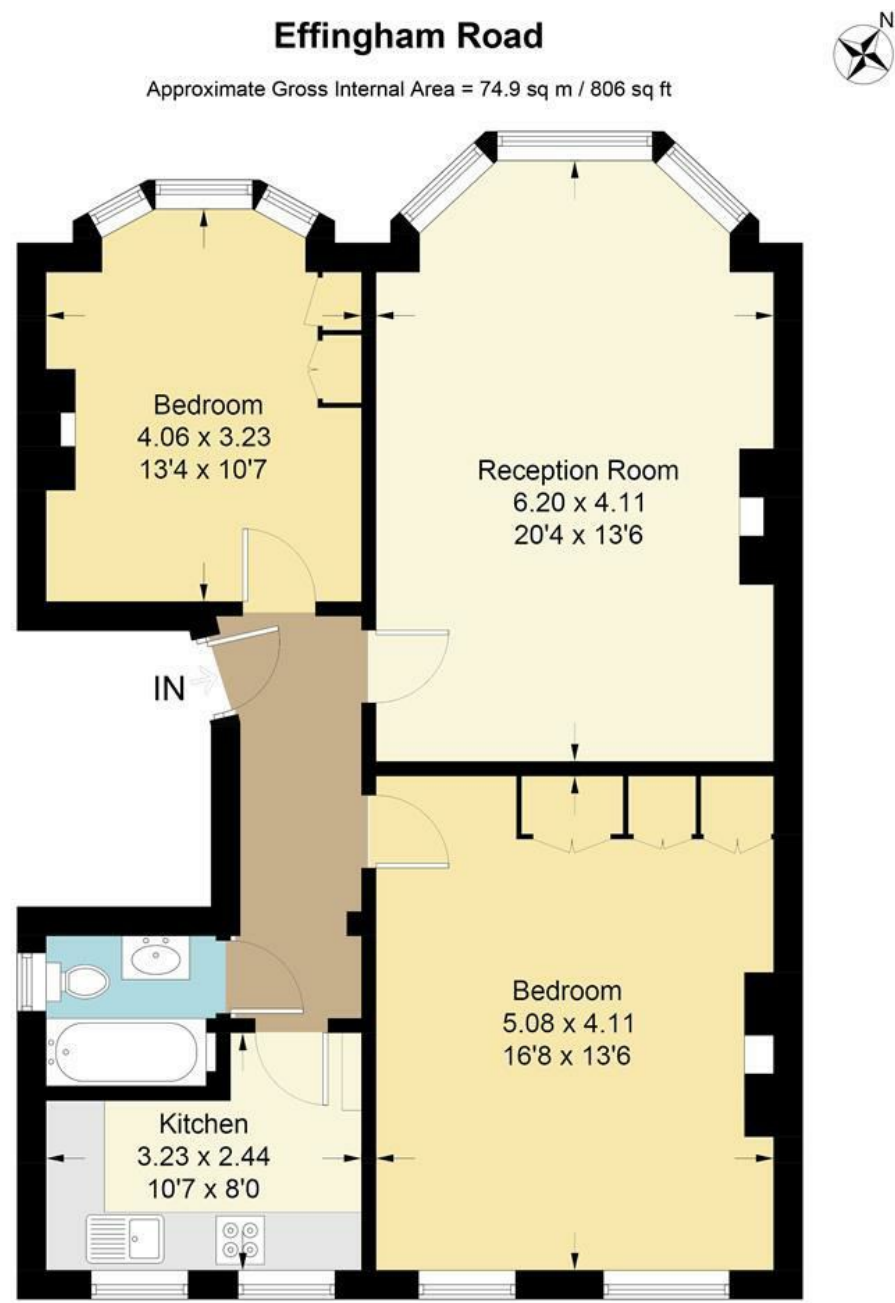
Guide Price £475,000

A beautifully presented two double bedroom period conversion enviably located a short walk away from Surbiton. Positioned on the first floor of this charming and imposing character property the accommodation offers a large and spacious reception room with high ceilings, bay window and feature fireplace. The main bedroom is grand in proportions whilst overlooking the pretty garden below with plenty of built in storage and feature fireplace. There is a further 2nd double bedroom again with feature fireplace and storage, a recently updated modern kitchen and sleek bathroom. The property benefits further from communal gardens, off-street parking, bike shed, power for an EV charger to be installed and a Share of the Freehold. Conveniently located close by to Surbiton and its mainline station with fast services to Waterloo, the River Thames and both Victoria and Long Ditton Recreation grounds. Council Tax Elmbridge D.

Material Information: Walls Brick Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Good Outdoor: Good.

- Charming Character Property
- Period Features
- Plenty of Storage
- Bathroom
- Off Street Parking
- First Floor
- Two Double Bedrooms
- Modern Kitchen
- Communal Gardens
- Share of Freehold

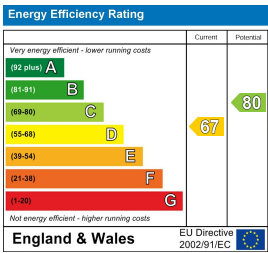
Floor Plan



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316572)

Energy Efficiency Graph



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