



KAYBRIDGE
RESIDENTIAL



7 Highfield Road, Surbiton

Surbiton

£685,000



Highfield Road

Surbiton

- Three-bedroom semi-detached family home
- Superb 28ft through reception/dining room full of natural light
- Characterful leaded windows to the front
- 69ft rear garden with patio, mature borders & garden shed
- Side access and driveway to the front
- Ground-floor WC plus first-floor bathroom & separate WC
- Excellent scope to extend and modernise throughout (STPP)

Offered to market with genuine potential, this well-loved 1930s semi-detached home is ready for its next chapter a fantastic opportunity for buyers looking to create their perfect family home in one of Surbiton most convenient locations.

The heart of the ground floor is the impressive 28ft through reception and dining room, running the full depth of the house with a characterful leaded bay window to the front and French doors opening onto the garden at the rear a wonderfully sociable space with light at both ends of the day. The galley kitchen sits alongside with direct garden access, and a ground-floor WC adds practicality.



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For those looking to add space and value, the property offers real scope. The spacious loft presents excellent potential for a loft extension a route many neighbouring homes have successfully taken to create a fourth bedroom and additional bathroom while there is further opportunity to extend to the rear, all subject to the usual consents.

Upstairs are three bedrooms, including a bright 14'11 principal bedroom and a 12'7 double to the front, served by a bathroom with both bath and separate shower, plus a separate WC.

Opportunities to put your own stamp on a home in this location don't come along often. Call Kaybridge Residential on 0208 0040 474 to arrange your viewing.

Council Tax band: E

Tenure: Freehold

Highfield Road is well positioned for everything Surbiton has to offer. Surbiton's mainline station with its famously fast services into London Waterloo in around 20 minutes is within easy reach, along with the town centre shops, cafés, and restaurants. The area is served by a superb choice of well-regarded schools, with Alexandra Recreation Ground and the open spaces of Berrylands close by.



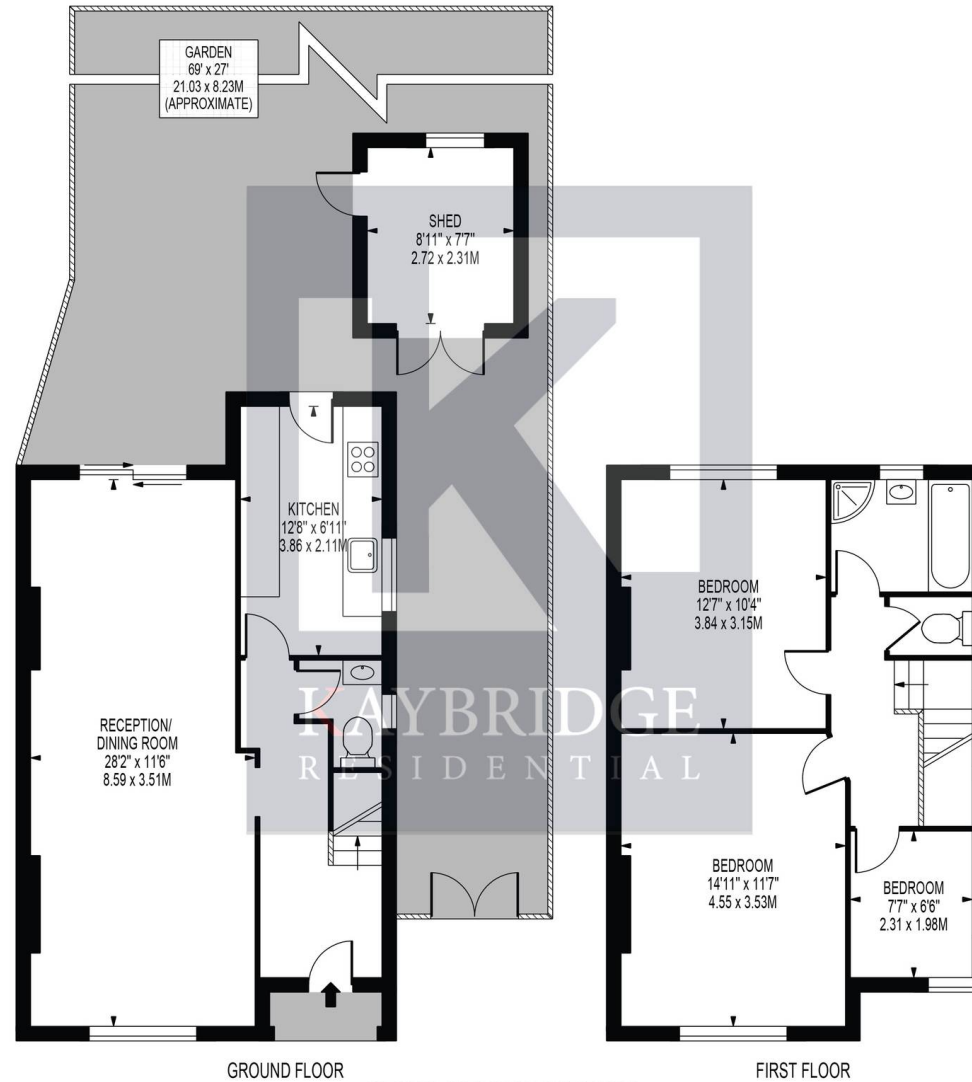


HIGHFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1003 SQ FT - 93.18 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 68 SQ FT - 6.32 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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