



Summary:

To the front are two generous double bedrooms with large bay windows, original detailing, and excellent natural light. A striking reception room measuring over 26ft in length forms the heart of the home, leading through to a separate study or additional reception space. The dining room connects through to the kitchen and utility area, with further access out towards the rear garden. We understand that a defined section of the substantial garden is demised to the property. The accommodation is highly versatile and currently includes multiple reception areas, two principal bedrooms, a study, a kitchen with utility, a family bathroom, and a separate WC, alongside a lean-to extension and extensive storage areas including a garage space. The layout offers significant flexibility for reconfiguration, subject to the usual consents.

Spacious (approx 2,000 sqft) Victorian conversion maisonette approximately to Surbiton town centre

Stunning home awash with original character

Allocated parking

In need of modernisation

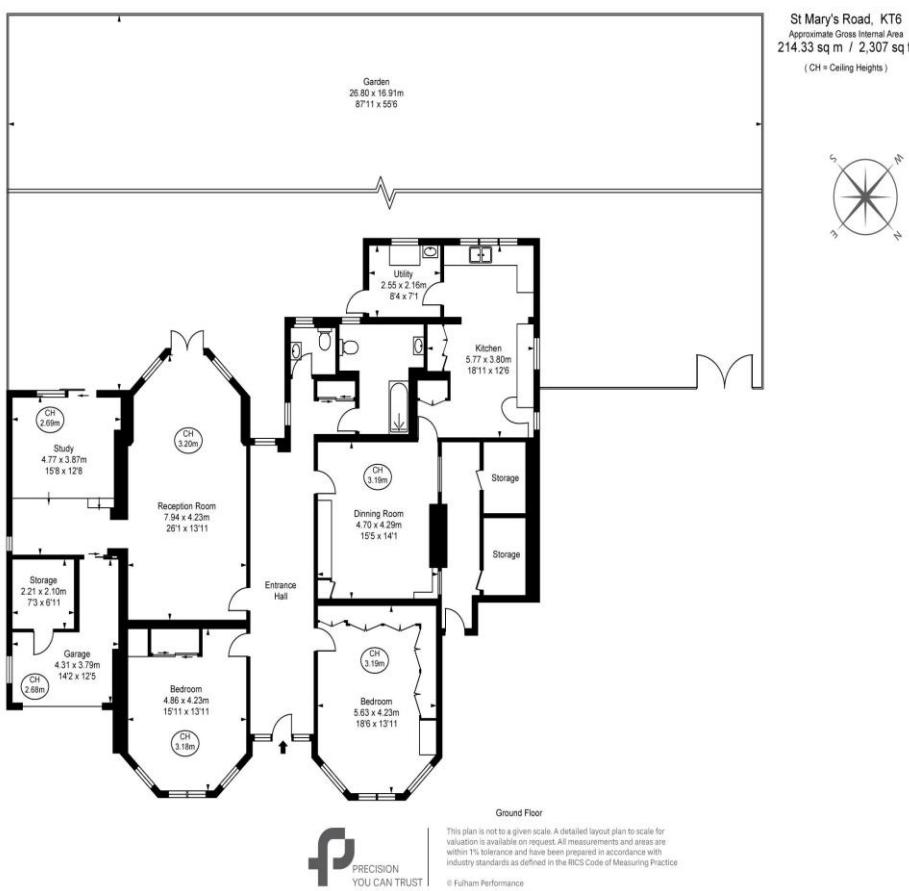
Private rear garden and shared communal gardens

St. Marys Road, Surbiton, KT6

Offers in the Region Of £730,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Tenure: Share of Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	76
EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.