



## Lower Sand Hills, KT6

£1,825,000

With four reception rooms, five bedrooms, three bathrooms, a private rear garden and off street parking, this detached property offers the perfect amount of space for a family to live comfortably.

Lower Sand Hills is a peaceful cul-de-sac in a secure gated development, just over half a mile away from Surbiton's popular high street and the mainline train station, with its quick links to London.

### Features

Detached  
Four Reception Rooms  
Five Bedrooms  
Three Bathrooms  
Off-Street Parking  
Desirable Location





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On the ground floor, there is a welcoming entrance hallway, four reception rooms, a kitchen with utility space, a guest w/c and access to a spacious garage, where you can park your car or use as extra storage space.

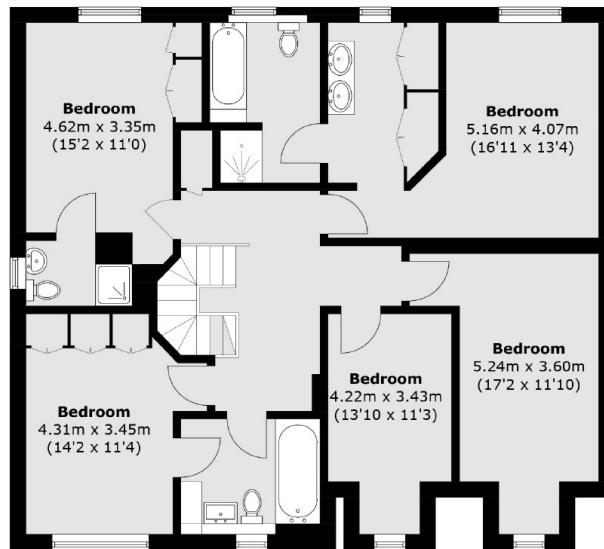
The first floor continues to impress, offering ample space for everyone. There are five bedrooms and three bathrooms in total; three of the bedrooms have fitted wardrobes and en suite bathrooms.

Outside, there is a private rear garden with a patio and a lawn - ideal for al-fresco dining and the kids to enjoy the summer holidays. To the front, there is a driveway and a double-fronted garage.

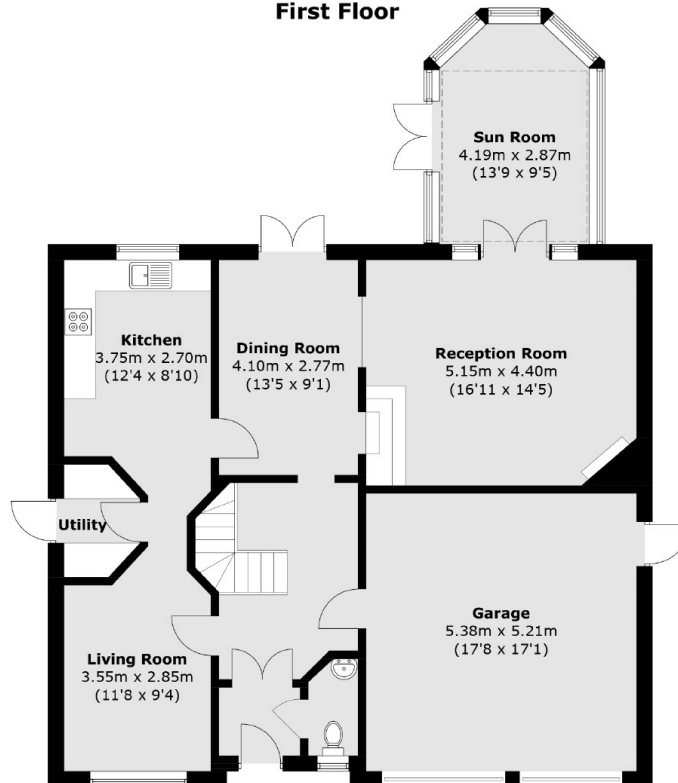




# Lower Sand Hills, Surbiton, KT6



**First Floor**



**Ground Floor**

Total area (approx.): 221.5 sq. m (2384.2 sq. ft)