

## Avenue Elmers

Surbiton, KT6 4SP

Guide Price £550,000

A beautiful two bedroom upper ground floor period conversion situated just moments from Surbiton and mainline station. The property boasts a hugely impressive open plan kitchen / reception room fitted with modern appliances, striking period features including a large character bay window, feature fireplace and a charming family bathroom. The communal areas are particularly delightful along with the further benefits of off-street parking and the communal gardens. Offered to market chain free and with a share of the freehold. Council Tax Band C.

Material Information: Brick Walls Roof Tiles. Water / Gas / Electricity / Sewerage: Mains. Heating Gas. Mobile Coverage: Good Outdoor, Variable In Home.

- Period Conversion
- Open Plan Kitchen / Reception Room
- High Ceilings
- Communal Garden
- Close to Surbiton and Mainline Station
- Two Bedrooms
- Charming Character Features
- Off-Street Parking Space
- Share of Freehold
- Chain Free

# Floor Plan

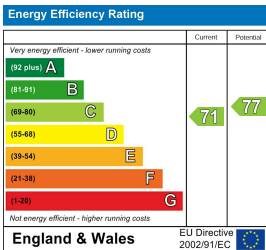


GROUND FLOOR

AVENUE ELMERS, SURBITON  
 INTERNAL FLOOR AREA (APPROX.) 690 sq ft/ 64.1 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2020.

## Energy Efficiency Graph



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