



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Herne Road, Surbiton, KT6 5BX

An outstanding, spacious four-bedroom, two-bathroom family house which has been extended and improved, offering extensive contemporary living space. Located on a lovely residential road within easy reach of Surbiton mainline station and high street. The many benefits include a striking, large modern kitchen-living-dining room with bi-folding doors open to a lovely sun-deck and garden. The bespoke kitchen includes a sociable central island, integral appliances and stone surfaces, plus a utility room. There is also a separate front sitting room with a bay window and a solid fuel stove. On the first floor, two large double bedrooms with fitted wardrobes, a good-size single bedroom and a stylish family bathroom. The master bedroom suite is on the top floor with fitted wardrobes and a coordinating en-suite shower room. To the rear of the property is a private south-facing garden overlooking playing fields. At the front is driveway parking for two cars leading to a small garage/store. Council tax band F. An amazing family home.

Guide Price £1,200,000 Freehold

EPC Rating: D

Herne Road, Surbiton, KT6

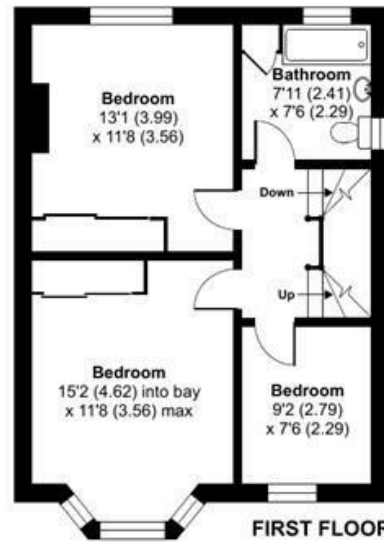
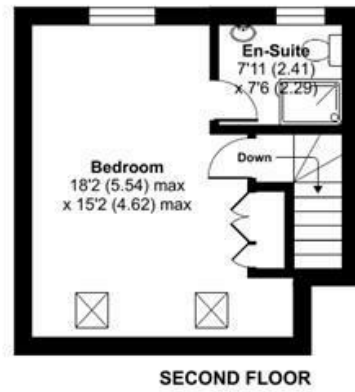
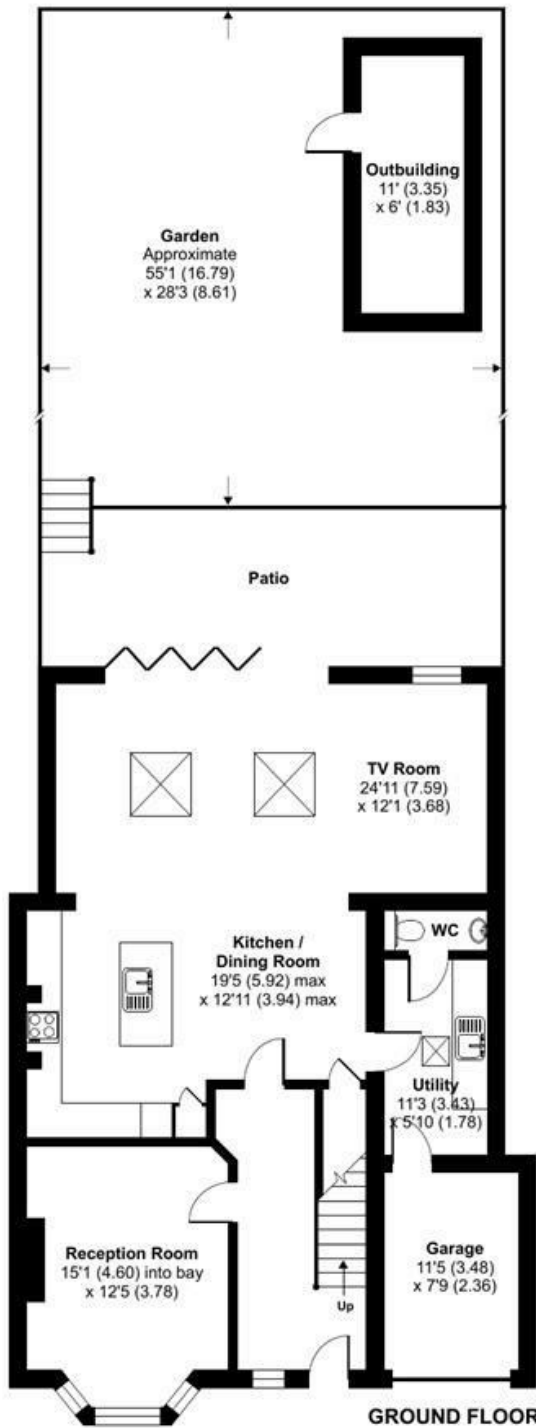
Approximate Area = 1817 sq ft / 168.8 sq m

Garage = 90 sq ft / 8.3 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1997 sq ft / 185.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 991906

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

