## Hook Road, Surbiton, KT6 5BH

A large detached house in a secluded location with the potential to extend, improve and develop (subject to usual consents). Located within easy reach of Surbiton mainline station and high street. The many benefits include extensive living space, three bedrooms and a bathroom on the first floor. There is also a garage, an office and a separate studio with kitchen and bathroom facilities. The large secluded garden includes two storage sheds and there is driveway parking at the front. Council tax band F. Sold with no onward chain. An excellent opportunity to create a long-term family home.

**Guide Price £950,000 Freehold**                                    **EPC Rating: E**

# Hook Road, Surbiton, KT6

Approximate Area = 1361 sq ft / 126.4 sq m
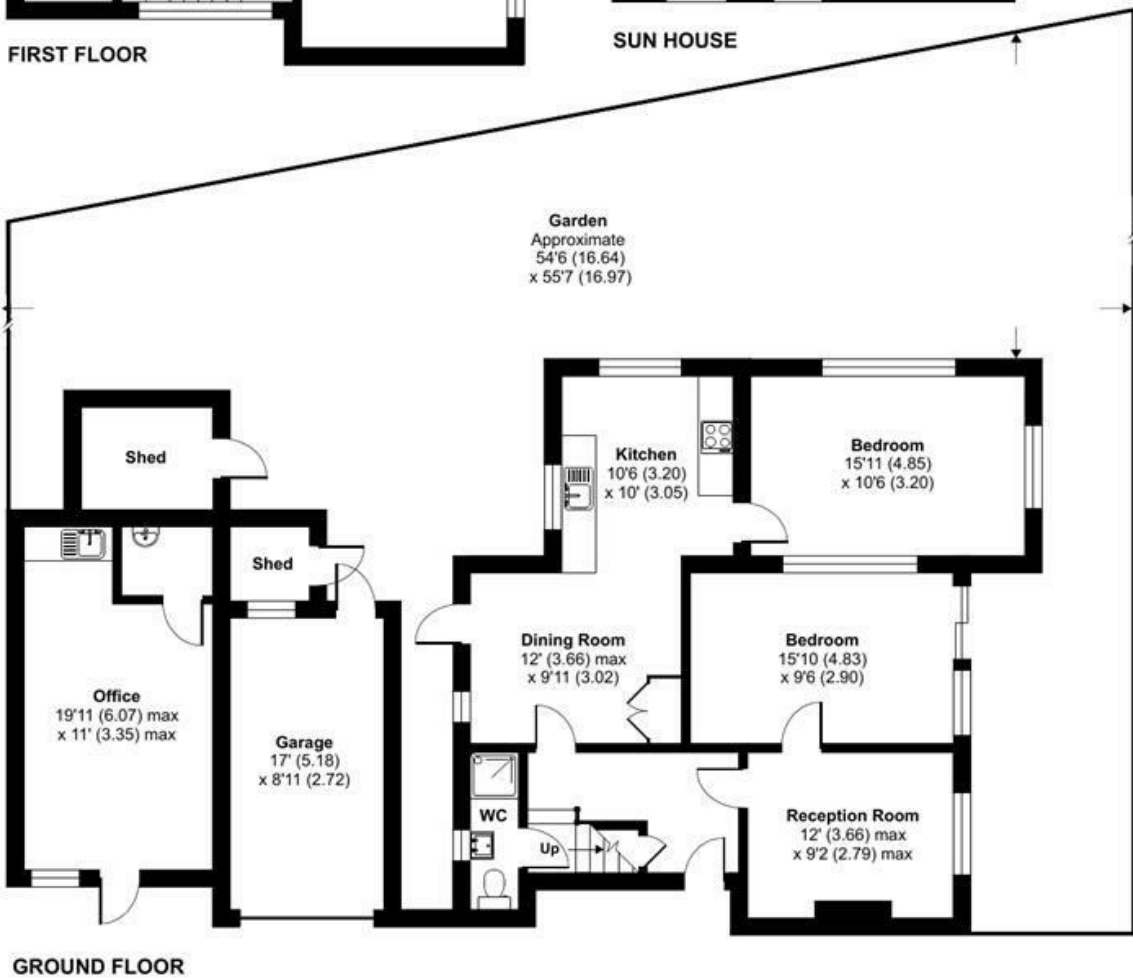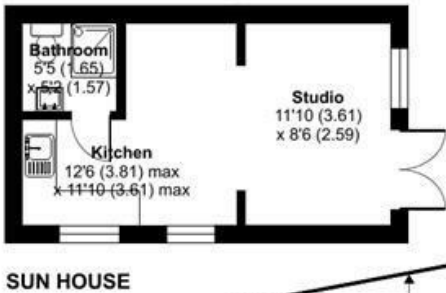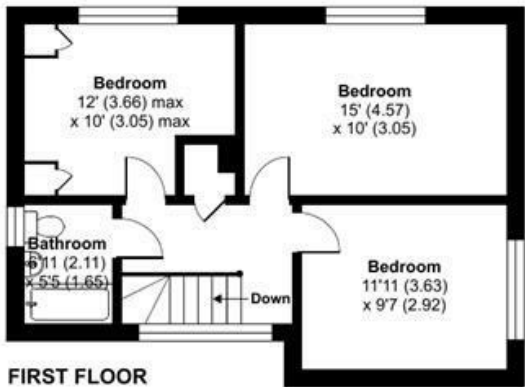Garage = 153 sq ft / 14.2 sq m
Office = 220 sq ft / 20.4 sq m
Sun House = 254 sq ft / 23.6 sq m
Shed = 66 sq ft / 6.1 sq m
Total = 2054 sq ft / 190.8 sq m

For identification only - Not to scale

N

**FIRST FLOOR**

Bedroom
12' (3.66) max
x 10' (3.05) max

Bedroom
15' (4.57)
x 10' (3.05)

Bathroom
6'11 (2.11)
x 5'5 (1.65)

Down

Bedroom
11'11 (3.63)
x 9'7 (2.92)

**SUN HOUSE**

Bathroom
5'5 (1.65)
x 5'2 (1.57)

Kitchen
12'6 (3.81) max
x 11'10 (3.61) max

Studio
11'10 (3.61)
x 8'6 (2.59)

**GROUND FLOOR**

Garden
Approximate
54'6 (16.64)
x 55'7 (16.97)

Shed

Shed

Office
19'11 (6.07) max
x 11' (3.35) max

Garage
17' (5.18)
x 8'11 (2.72)

WC

Up

Kitchen
10'6 (3.20)
x 10' (3.05)

Bedroom
15'11 (4.85)
x 10'6 (3.20)

Dining Room
12' (3.66) max
x 9'11 (3.02)

Bedroom
15'10 (4.83)
x 9'6 (2.90)

Reception Room
12' (3.66) max
x 9'2 (2.79) max

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1026376

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.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales — EU Directive 2002/91/EC

**Environmental Impact (CO$_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

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