



Cheyne Hill, Surbiton, KT5 8BN

An outstanding, excellent condition, four bedroom two bathroom family home with extensive living accommodation, a private garden and a double garage. Located within walking distance Surbiton mainline station and high street. The many benefits include a stunning, contemporary open-plan kitchen-dining-living room with bi-folding doors opening onto the garden. The sleek, high-specification kitchen includes integral appliances, a sociable central island and stone surfaces. There is a separate sitting room with a bay window and a solid fuel stove. The welcoming entrance hallway includes a ground floor wc and a storage cupboard. On the first floor, two large double bedrooms with fitted wardrobes, a single bedroom and a stylish period family bathroom with a rolled top bath and a shower above. On the top floor is a master suite with fitted wardrobes, eaves storage and a sumptuous en-suite shower room. Gas central heating and double glazing. There is parking at the front of the property and a shared driveway leading to the secluded rear garden where there is a stone terrace, a lawn and a double garage. Council tax band E. A lovely family home.

Guide Price £899,950 Freehold

EPC Rating: D

Denotes restricted head height

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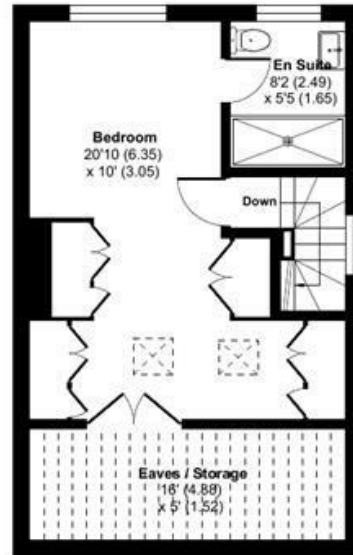
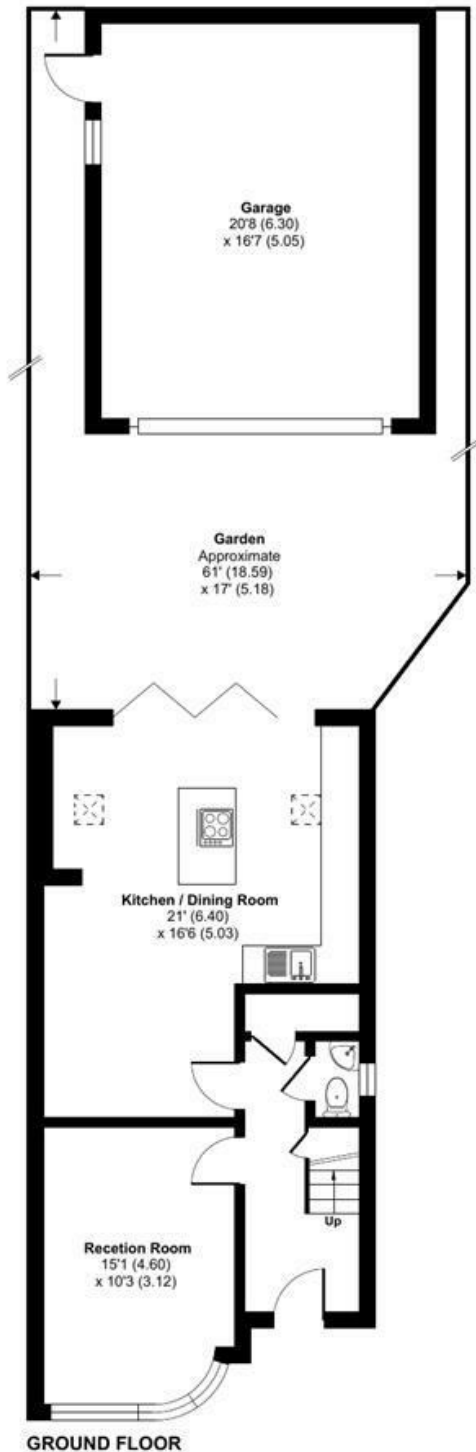
Approximate Area = 1305 sq ft / 121.2 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

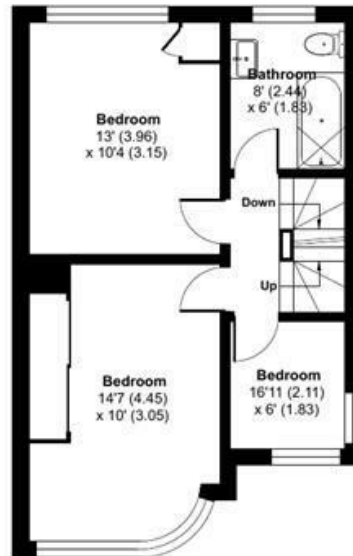
Garage = 344 sq ft / 31.9 sq m

Total = 1753 sq ft / 162.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1114795

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.

