



St. Thomas' Close, Surbiton, KT6 7TU

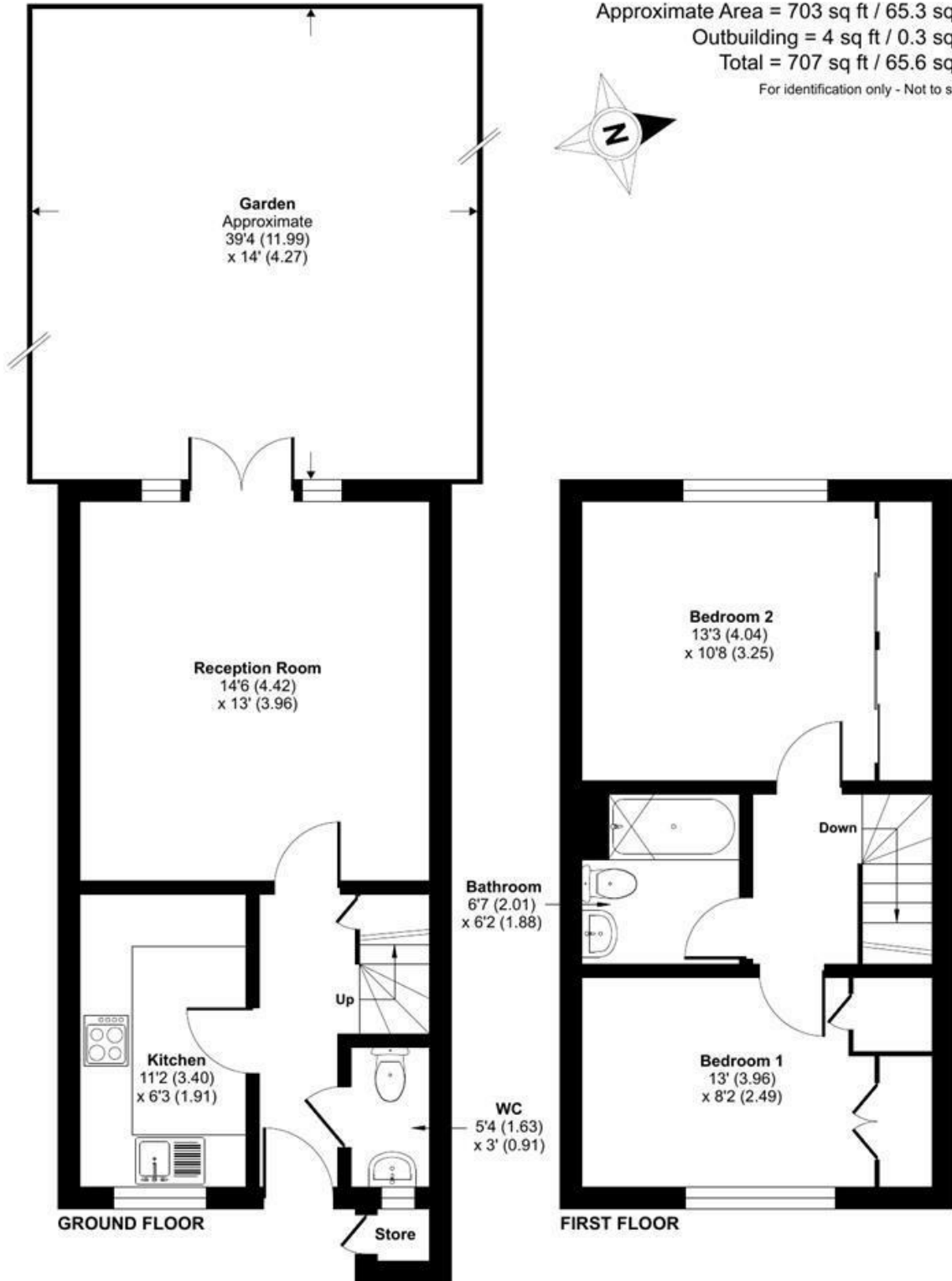
An excellent well-presented, spacious, two double bedroom, modern terraced home with parking space. Located in a quiet modern courtyard development within easy reach of Surbiton mainline station and the high street, with local shops and amenities moments away. The many benefits include a large lounge dining room with French doors opening onto the garden. There is a new contemporary shaker-style kitchen with integral appliances and stone surfaces. The welcoming entrance hallway includes a ground floor cloakroom. On the first floor, two double bedrooms with built-in wardrobes and a sleek new white bathroom suite with a rainfall shower over the bath. Gas central heating and double glazing. To the rear, a private enclosed garden with pedestrian side access. Dedicated parking bay within the courtyard. Council tax band D, annual estate charge £520. A lovely home.

Guide Price £565,000 Freehold

EPC Rating: C

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Approximate Area = 703 sq ft / 65.3 sq m
 Outbuilding = 4 sq ft / 0.3 sq m
 Total = 707 sq ft / 65.6 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 2024. Produced for Matthew James. REF: 1078982

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/fitings 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			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	