



44 Upper Brighton Road  
Surbiton, Surrey, KT6 6LS

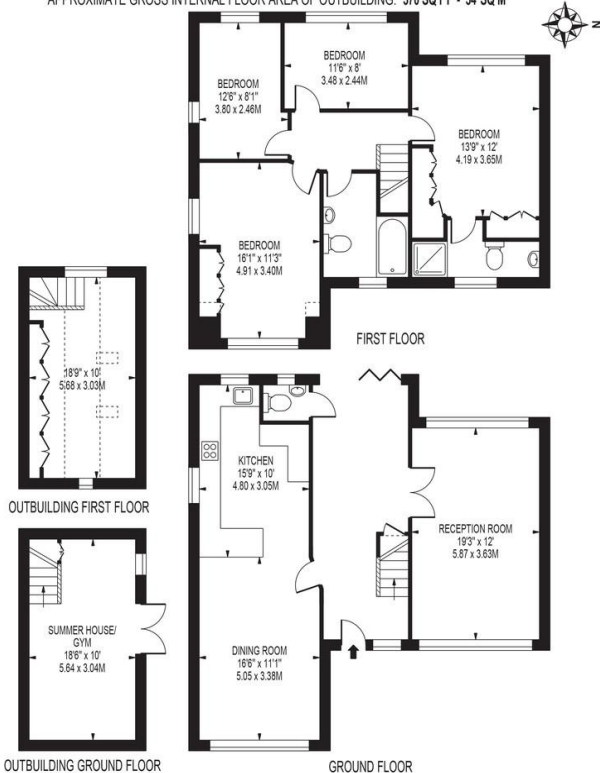
Guide Price £1,250,000

# Property Summary

Offering four spacious bedrooms, ample living space, a detached two story studio and a beautiful lawned garden stylishly bordered by rose bushes with outdoor kitchen suited for entertaining. This home is located on a short distance to Surbiton Station, shops, highly regarded schools and green open spaces.



**UPPER BRIGHTON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1905 SQ FT - 177 SQ M  
 (INCLUDING OUTBUILDING)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1535 SQ FT - 143 SQ M  
 (EXCLUDING OUTBUILDING)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 370 SQ FT - 34 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAL MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

- 0.8 miles to Surbiton train station
- Impressive outdoor kitchen with granite worktops
- Large space for parking at the front of the house allowing for five cars
- Underfloor heating throughout the ground level
- Excellent potential to extend (STPP)
- Detached two story studio The outbuilding is fully heated and insulated.
- Boarded up attic area providing ample storage
- Moments from highly regarded schools
- Close to green open spaces and shops
- Council tax band - D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements