



Langley Avenue
Surbiton, Surrey, KT6 6QL

Guide Price £1,625,000

Property Summary

Full of natural charm and character this rarely available family home provides ample living space spread over three floors while offering a lengthy well kept rear garden, basement and garage to side. Located on the premier road of Langley Avenue this home is within close proximity of highly regarded schools, transport links and green open spaces. EPC 'F'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

- Extremely rare to the market
- Beautiful well kept garden
- Set back from the road with large driveway
- Highly desirable premier road location
- Detached garage to the side
- Potential to extend (STPP)
- Well proportioned accommodation providing ample living space
- Quiet and peaceful location tree lined road
- Close to schools, transport and green open spaces
- Council tax band - G

17 Claremont Road
 Surbiton
 Surrey
 KT6 4QR

www.humphreyandbrand.co.uk
 02083991888
 sales@humphreyandbrand.co.uk

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