



27 Southcote Avenue  
Surbiton, KT5 9JW

Guide Price £700,000



# Property Summary

Humphrey and Brand are delighted to offer to the market this four bedroom family home located on a quiet residential road and within the catchment to good local schools, just a short walk from Surbiton town centre and mainline station and providing easy access to the A3. The properties greatest asset is it's large south west facing garden which is benefits by the



## SOUTHCOTE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1633 SQ FT - 151.72 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 65 SQ FT - 6.01 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 186 SQ FT - 17.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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 PURCHASERS OR LESSEES SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Spacious family home
- Large garden
- Off street parking
- Within catchment for good schools
- A short walk to green open spaces
- Close to good transport links
- EPC - C

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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