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Croylands Drive, Surbiton, KT6 6LF

An excellent three-bedroom linked-detached house with the potential to improve and extend (subject to usual consents). Located in a desirable quiet cul-de-sac, within walking distance of Surbiton mainline station and high street. The many benefits include a large L-shaped reception room with ample sitting and dining space. A separate modern fitted kitchen with a door leading to the garden and the garage. There is also a conservatory opening onto the garden and a welcoming entrance lobby with a ground floor cloakroom. On the first floor, two double bedrooms with fitted wardrobes and a single bedroom. There is a modern white fitted shower room. Warm air central heating. To the rear is a secluded garden stretching approx. 68ft in length. To the front there is a driveway leading to the garage. Council tax band F. Sold with no onward chain.

Guide Price £800,000 Freehold

EPC Rating: G

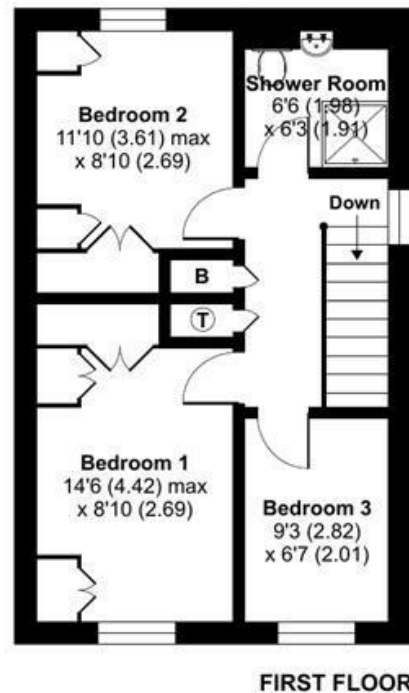
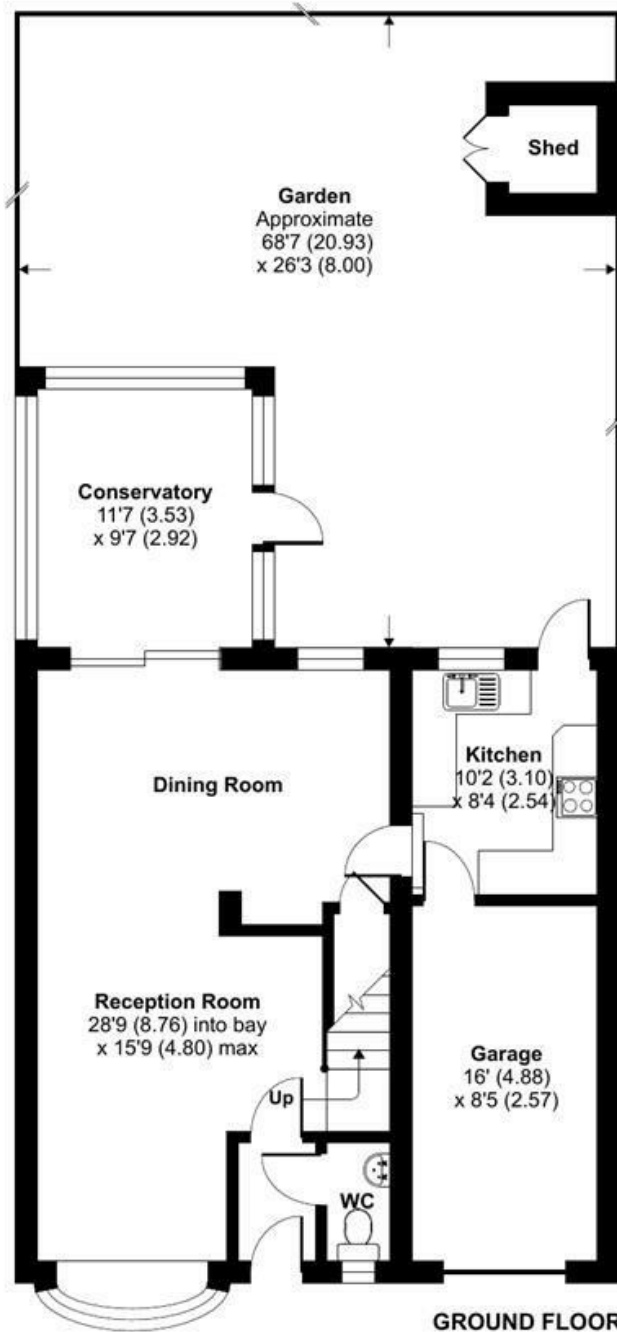
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Approximate Area = 1228 sq ft / 114 sq m

Shed = 16 sq ft / 1.4 sq m

Total = 1244 sq ft / 115.5 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 2023. Produced for Matthew James. REF: 936573

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