



## Raeburn Avenue, Surbiton, KT5 9DF

A spacious, three bedroom, two-reception room, semi-detached house with a shared driveway and a private garden. The property would benefit from updating and has potential to extend (subject to usual consents). Located within the popular Berrylands area, Surbiton mainline station and high street are within easy reach with local shops, schools and amenities a short walk away. The many benefits include two large reception rooms with a bay window at the front and French doors leading to the garden at the rear. There is a part open plan modern fitted kitchen. The welcoming entrance hallway includes a ground floor wc. On the first floor, two generous sized double bedrooms and a well-sized third bedroom. There is also a shower room and a separate wc. The private rear garden includes a garage accessed via the shared driveway. Council tax band E. Sold with no onward chain.

**Guide Price £665,000 Freehold**

**EPC Rating: D**

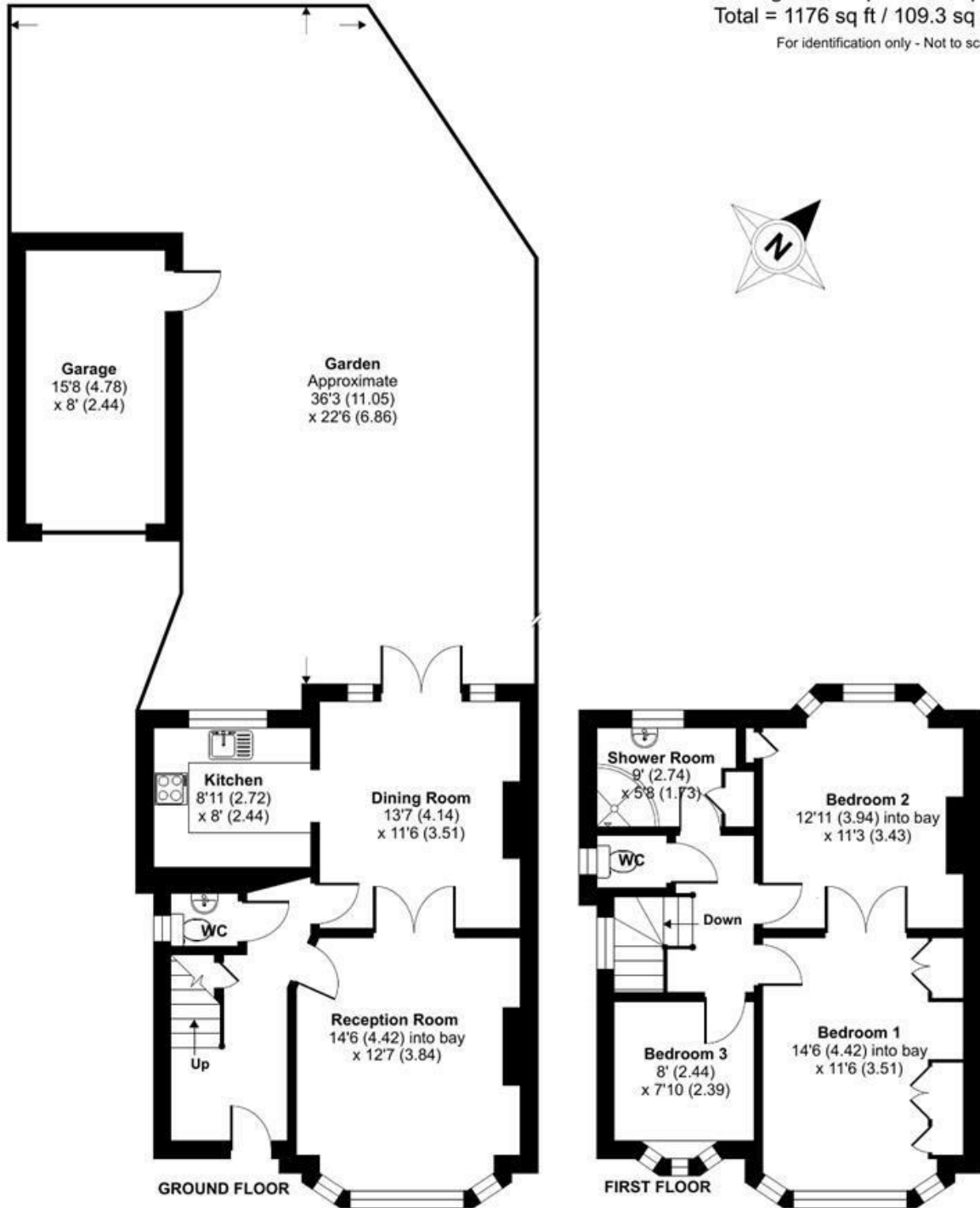
# Raeburn Avenue, Surbiton, KT5

Approximate Area = 1052 sq ft / 97.7 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1176 sq ft / 109.3 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: 1081371

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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	