



Cheyne Hill  
Surbiton, Surrey, KT5 8BN

Guide Price: £875,000

# Property Summary

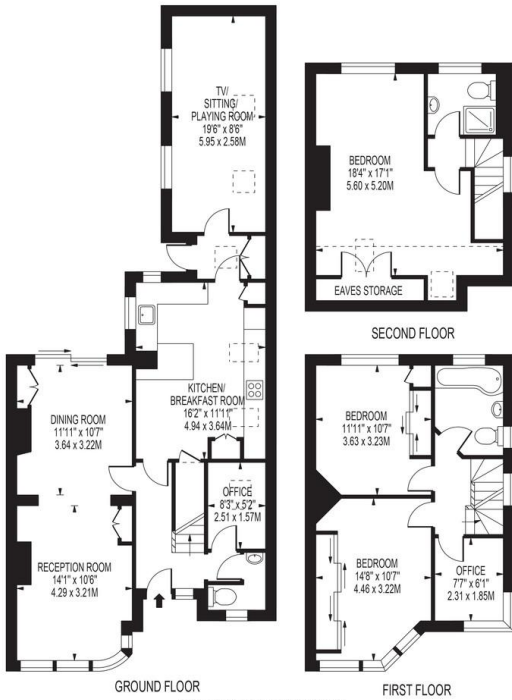
This well presented four-bedroom family home is sure to suit the modern family with its open plan living, cinema room and areas to work from home. Situated in a quiet and peaceful location close to local shops, transport links and green areas while only a short distance to Kingston and Surbiton Town Centre's.



## CHEYNE HILL

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1573 SQ FT - 146.10 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 74 SQ FT - 6.89 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 PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Flexible accommodation suited for entertaining
- Sunny rear garden
- Full width staircase to loft extended bedroom
- Triple cavity wall with excellent sound proofing in cinema room
- Secluded home office
- Close to local shops and green areas

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 and 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