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Raeburn Avenue, Surbiton, KT5 9EF

An excellent three bedroom, two reception rooms, semi-detached house with a large private garden and a garage. Located within the popular Berrylands area, Surbiton mainline station and high street are within easy reach with local shops, schools, and Berrylands station a short walk away. The many benefits include a front sitting room with a bay window and a feature fireplace. The good size dining room has sliding doors opening onto the garden. There is a separate fitted kitchen also with a door to the garden. The welcoming entrance hallway includes a cloakroom. On the first floor, two large double bedrooms with fitted wardrobes and a good size third bedroom. There is also a sumptuous new shower room and a coordinated separate wc. Gas central heating and double glazing. the private rear garden stretches back approx. 72ft. There is a shared driveway and a garage, the house and the garage have a new roof. Council tax band E. Sold with no onward chain.

Guide Price £650,000 Freehold

EPC Rating: D

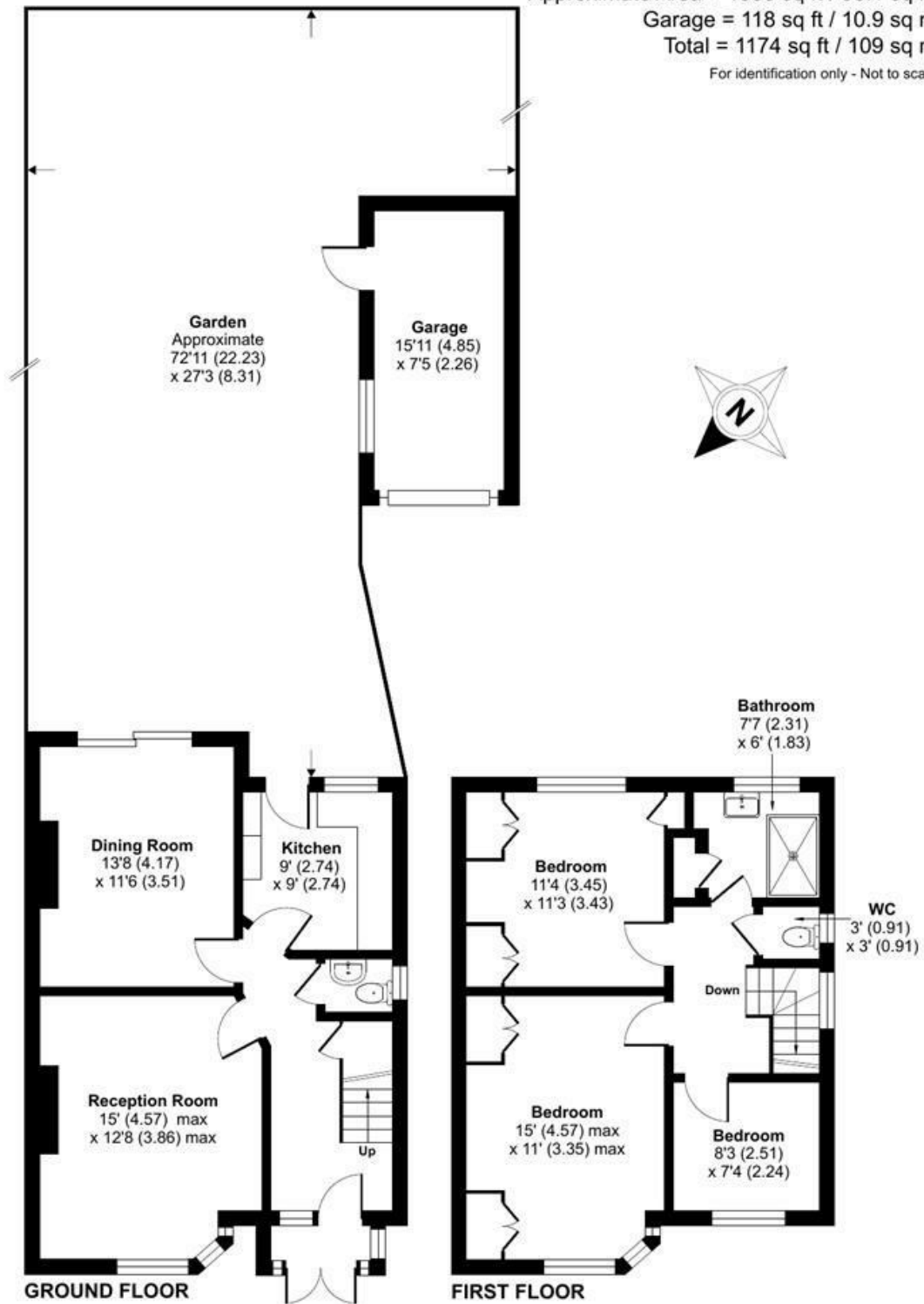
Raeburn Avenue, Surbiton, KT5

Approximate Area = 1056 sq ft / 98.1 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1174 sq ft / 109 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: 1040766

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/fittings 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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