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Hook Road, Surbiton, KT6 5BH

An outstanding spacious detached house, set on a large secluded plot with the potential to extend and improve (subject to usual consents). The outbuildings include a fully equipped garden studio, a large office and a garage. Located within easy reach of Surbiton mainline station and high street. The many benefits include extensive living accommodation with a large open plan flowing reception room of lounge, dining and a snug with solid wood parquet flooring opening onto the garden. Plus a separate sizeable kitchen breakfast room also with a door to the garden. There is a welcoming entrance hallway and a ground floor cloakroom with a shower. On the first floor, three good size double bedrooms and a modern white bathroom. Separate to the main house, there is a garage, a large office plus a separate studio/garden room with kitchen and bathroom facilities. The private, secluded garden includes two storage sheds and there is a sweeping driveway with generous parking space. Council tax band F. Sold with no onward chain. An excellent opportunity to acquire a long-term family home.

Guide Price £950,000 Freehold

EPC Rating: E

Hook Road, Surbiton, KT6

Approximate Area = 1361 sq ft / 126.4 sq m

Garage = 153 sq ft / 14.2 sq m

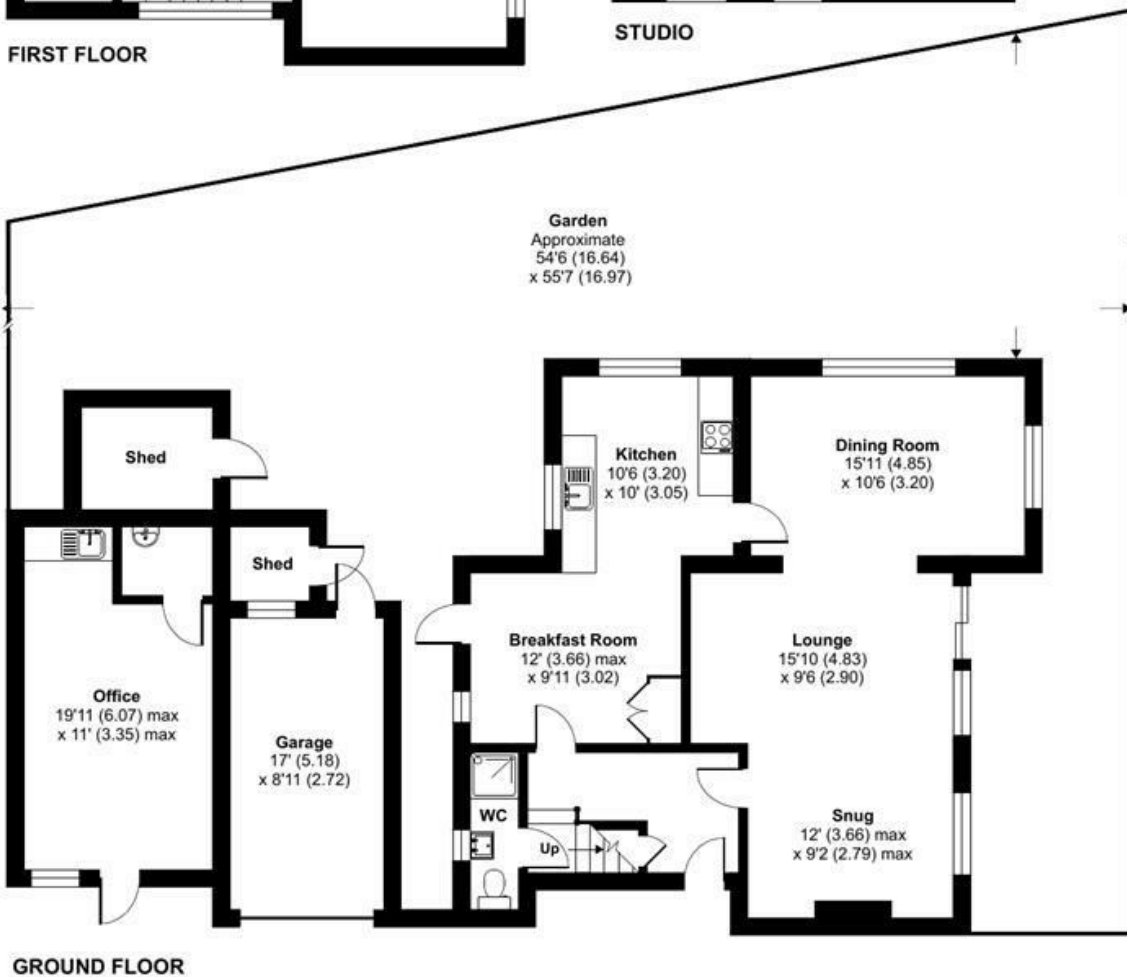
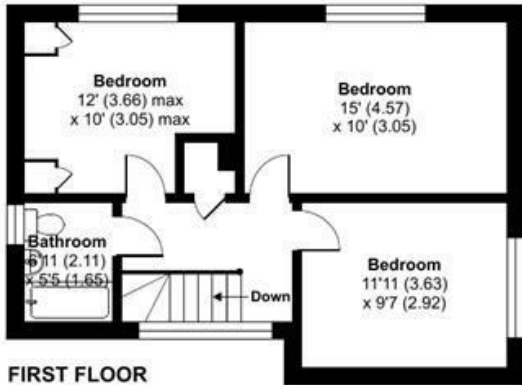
Office = 220 sq ft / 20.4 sq m

Studio = 254 sq ft / 23.6 sq m

Shed = 66 sq ft / 6.1 sq m

Total = 2054 sq ft / 190.8 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: 1026376.

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