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Bond Road, Surbiton, KT6 7SH

New Home due for Completion February 23. - A bespoke, spacious new four-bedroom, three-bathroom detached house finished to a high specification. Set on an established residential road within easy reach of Surbiton mainline station and high street with local shops and amenities within walking distance. The many exceptional features include a stunning contemporary open plan kitchen-living-dining room with a vaulted ceiling and doors opening to the garden. The custom-made kitchen includes integral Neff appliances a social island and stone surfaces. There is also a separate utility room with appliances and an external door. Leading from the welcoming entrance hall is a study/snug sitting room and a ground floor cloakroom. On the first floor is a large master bedroom with fitted wardrobes and an en-suite shower room. There are also two further double bedrooms on this floor as well as a coordinated family bathroom. On the second floor is a lovely guest bedroom also with an en-suite shower room and eaves storage. At the front of the property there is a driveway leading to an integral garage. To the rear a private landscaped garden with a stone terrace. Council tax band is still to be determined. Sold with an LABC new home warranty.

Guide Price £999,950 Freehold

EPC Rating: B

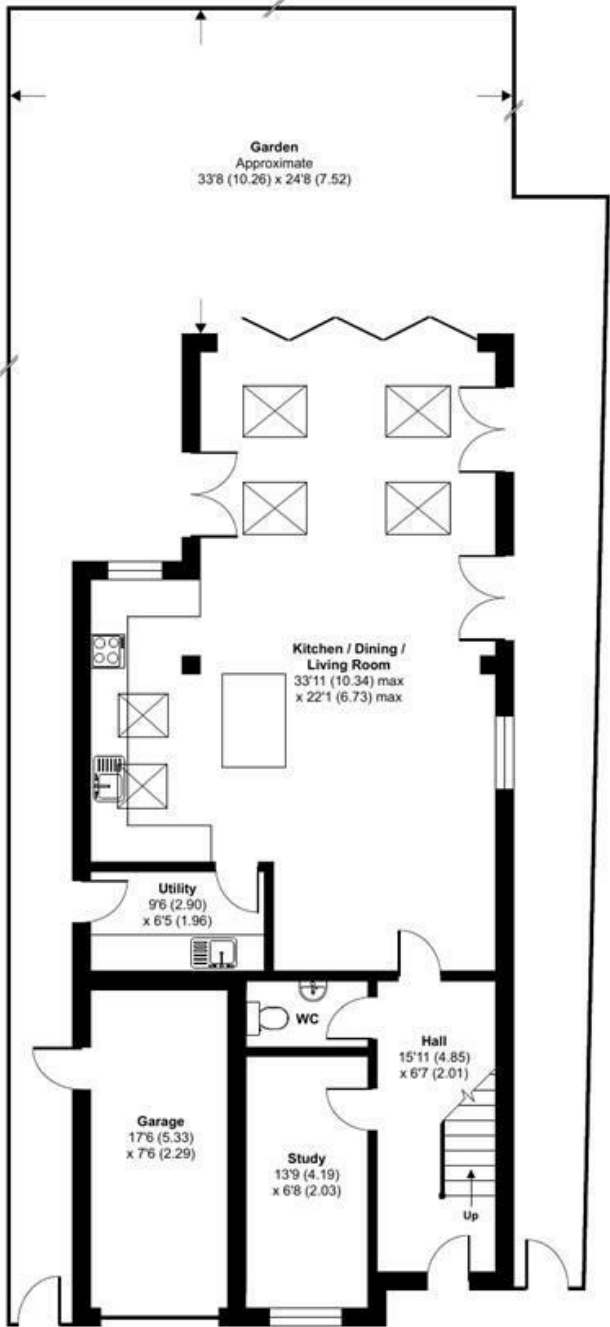
Bond Road, Surbiton, KT6

Approximate Area = 1857 sq ft / 172.5 sq m

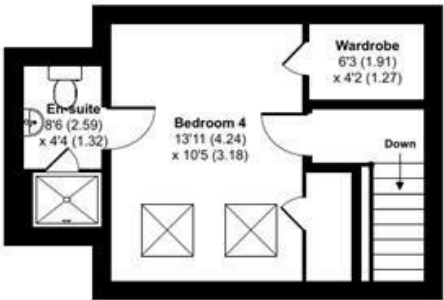
Garage = 131 sq ft / 12.2 sq m

Total = 1988 sq ft / 184.7 sq m

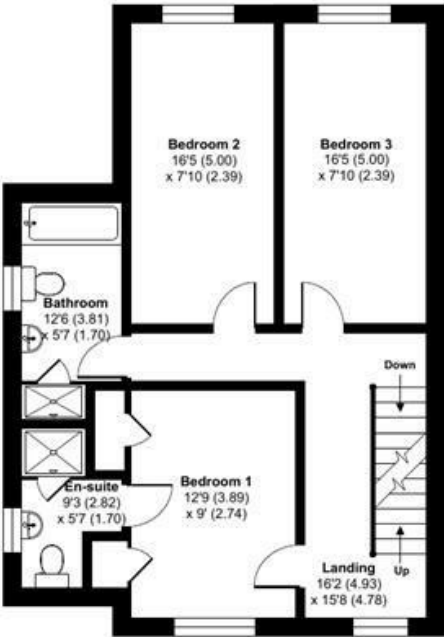
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 923107

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) A | | 90 | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | | 89 | 89 |
| (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 | |