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## Westfield Road, Surbiton, KT6 4EL

An excellent, well presented two-bedroom period home with extensive living accommodation, a first floor bathroom and a private garden. Located on one of Surbiton's highly regarded 'river roads'. The mainline station, high street and Thames are only a few minutes' walk away. The many benefits include a large open plan double reception room with a period fireplace and stairs leading to the first floor. There is a separate, modern fitted kitchen which leads onto the conservatory/dining room which opens onto the garden. On the first floor, a large main bedroom with a fitted wardrobe and a good-size second bedroom. There is also a white bathroom suite and a separate shower room. Double glazing and gas central heating. To the rear is a private, secluded garden with pedestrian access. Council tax band D. A lovely home within the heart of Surbiton.

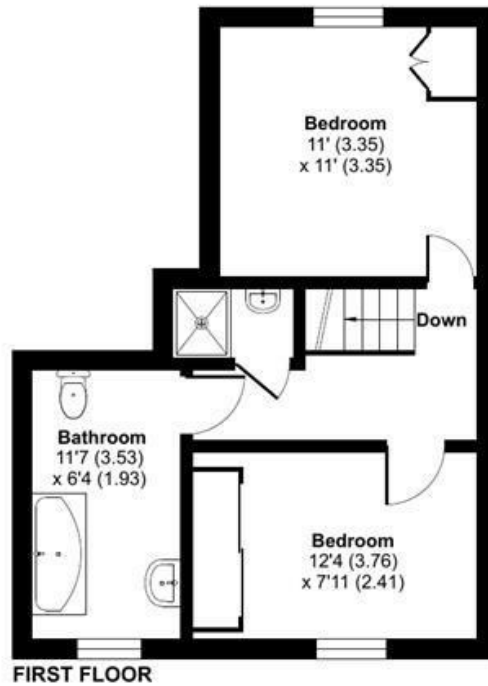
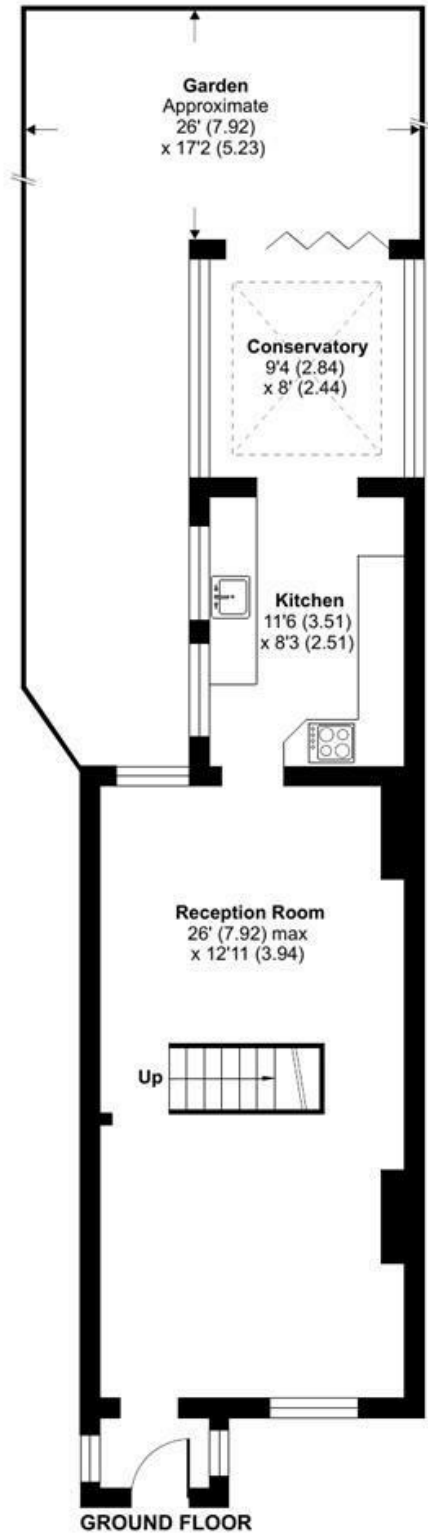
**Guide Price £715,000 Freehold**

**EPC Rating: D**

# Westfield Road, Surbiton, KT6

Approximate Area = 934 sq ft / 86.7 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 2024. Produced for Matthew James. REF: 1102291

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