



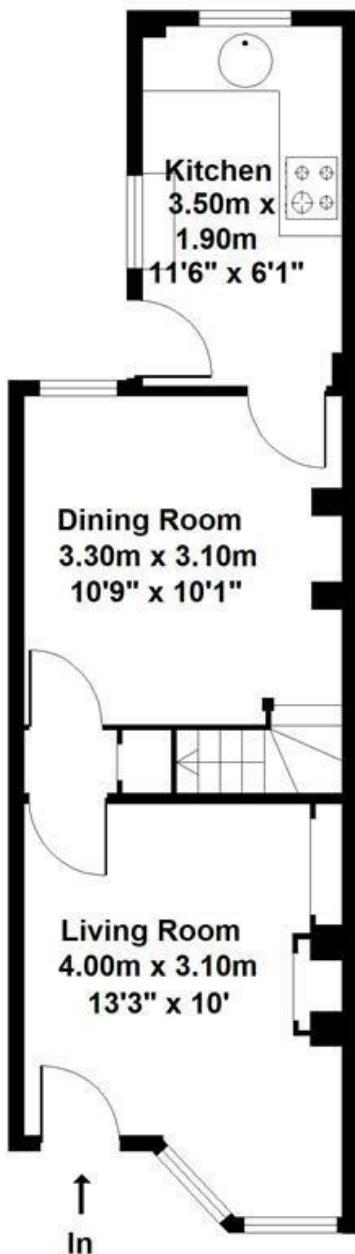
## Grove Footpath, Surbiton, KT5 8AT

Completion September 2021 - A lovely two bedroom Victorian cottage, located on an idyllic peaceful footpath. Surbiton mainline station, high street and Kingston town centre are within walking distance. The many benefits include a sitting room with a period bay window and a separate dining room. There is a modern white fitted kitchen with a door to the garden. A large cupboard under the stairs. On the first floor a large master bedroom, the second bedroom has a mezzanine sleeping platform, a modern white bathroom suite with a shower over the bath, many other period features and gas central heating. To the rear a secluded private south-west facing courtyard and a traditional front garden. Completion not before September 2021.

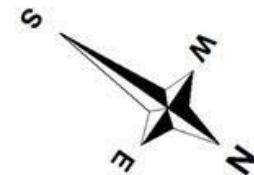
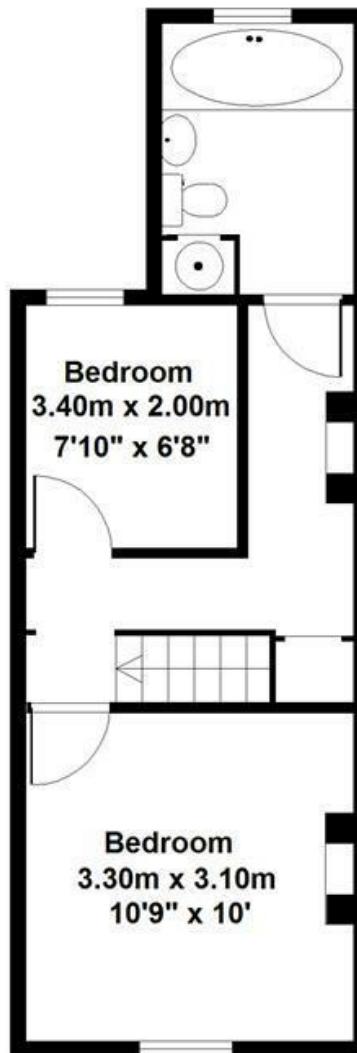
**Guide Price £500,000 Freehold**

**EPC Rating: E**

## Ground Floor



## First Floor



Not to Scale

Approximate Gross Internal Floor Area:  
61m sq (655sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings.

These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer(s) must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			