

# S&B



## **3 Bedroom Semi-Detached House Minnedale, Surbiton. £925,000 Freehold**

A truly impressive 3 bedroom extended semi-detached family home in a leafy residential road in Surbiton. This beautiful property has been completely refurbished through out to a higher standard and boasts many unseen extras.

Extended modern open plan kitchen/dining room with a shaker style kitchen, island unit, skylight and doors opening to the sunny rear garden.

Separate Utility room, separate ground floor shower room plus a further large reception, both reception rooms offer a unique ceiling surround light that must be seen.

This amazing home also offers 3 good sized bedrooms and luxurious 1st floor bathroom

Off street parking to the front, fitted electric car charging point, fitted CCTV, plus so much more, a property that has to be viewed.

Ideally located within walking distance of Local amenities, Surbiton Town Centre and mainline station with frequent fast trains to London Waterloo.

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Total floor area 103.5 m<sup>2</sup> (1,114 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

- 3 Bedroom Semi-detached Family Home
- Recently Refurbished
- Reception Room with a Bay Window
- Open Plan Kitchen/Dining Room
- Downstairs Shower Room
- 3 Bedrooms
- Luxury Bathroom
- Off Road Parking
- Electric Charging Point
- Private Garden
- Council Tax: Band E - £2,901.95 per annum