



## **3 Bedroom Victorian Semi-Detached House Dennan Road, Surbiton, KT6 7RY £830,000 Freehold**

A rarely available light bright & airy three bedroom semi-detached Victorian family home, situated in one of the more popular roads locally with wide 75' south facing rear garden.

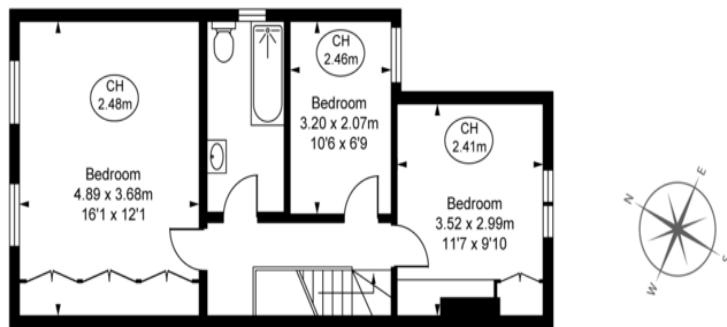
Measuring 1,295 sq ft, and offering a through reception/dining room with a bay window to the front.

Separate modern fitted kitchen with a door to the garden, an extended conservatory.

The 1st floor offers a large principal bedroom to the front of the property with full width fitted wardrobes/cupboards, two further bedrooms and a modern fitted bathroom suite. Double Glazed Windows, High Ceilings, Bespoke wall coverings. 75' sunny south facing rear garden enjoying uninterrupted sun all day, laid to lawn, with a decked patio area and side access.

Located in a quiet residential road within easy walking distance of local sought after schools and fantastic transport links locally including Surbiton Mainline Station with frequent fast trains to London Waterloo.





First Floor  
Approximate Gross Internal Area  
48.16 sq m / 518 sq ft

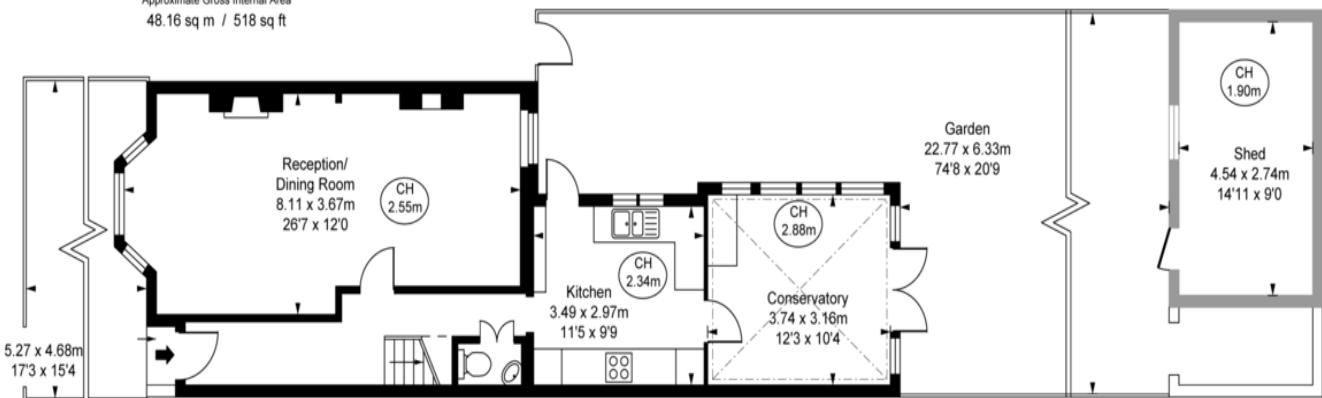
Dennan Road, KT6

■ Approximate Gross Internal Area  
107.86 sq m / 1,161 sq ft  
■ Shed  
12.44 sq m / 134 sq ft

Total Areas Shown on Plan  
120.30 sq m / 1,295 sq ft

( Including restricted height  
under 1.5m  )

( CH = Ceiling Heights )



Ground Floor  
Approximate Gross Internal Area  
59.70 sq m / 643 sq ft

**FULHAM PERFORMANCE**  
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance

- Three Bedroom Semi Detached Victorian Family House
- Potential to Extended S.T.P.P
- Spacious Through Lounge/Dining Room
- Modern Fitted Kitchen With Built-In Appliances
- Larger than Average Main Bedroom with Built In Wardrobes
- Modern Fitted Bathroom Suite
- 75' Sunny South Facing Garden
- Gas Central Heating
- Double Glazed Windows, Newly Fitted Plantation Shutters
- Vendor Suited With No Onward Chain