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Prospect Road, Surbiton, KT6 5PY

An exceptional three bedroom period house which has been refurbished to a high specification and finished with a slick contemporary interior design. Located on a highly desirable river road within walking distance of Surbiton mainline station, high street and the Thames. The many benefits include a stunning kitchen-dining-living space which opens to the garden via bi-folding doors. The sleek kitchen would grace any home with integral appliances, stone surfaces, mood lighting and a large island dining bar, leaving space for formal dining and a lounge area. Plus a well equipped complimentary utility room. There is a separate cosy sitting room at the front of the property a welcoming entrance hallway and a ground floor wc. On the first floor a stunning master bedroom suite with a sumptuous en-suite shower room and bespoke wardrobes. Another a good size bedroom and an equally sumptuous family bathroom. On the top floor another stunning bedroom with large eaves storage. To the rear a modern landscaped garden and a new garden studio room which includes a store. An amazing home in a prime location.

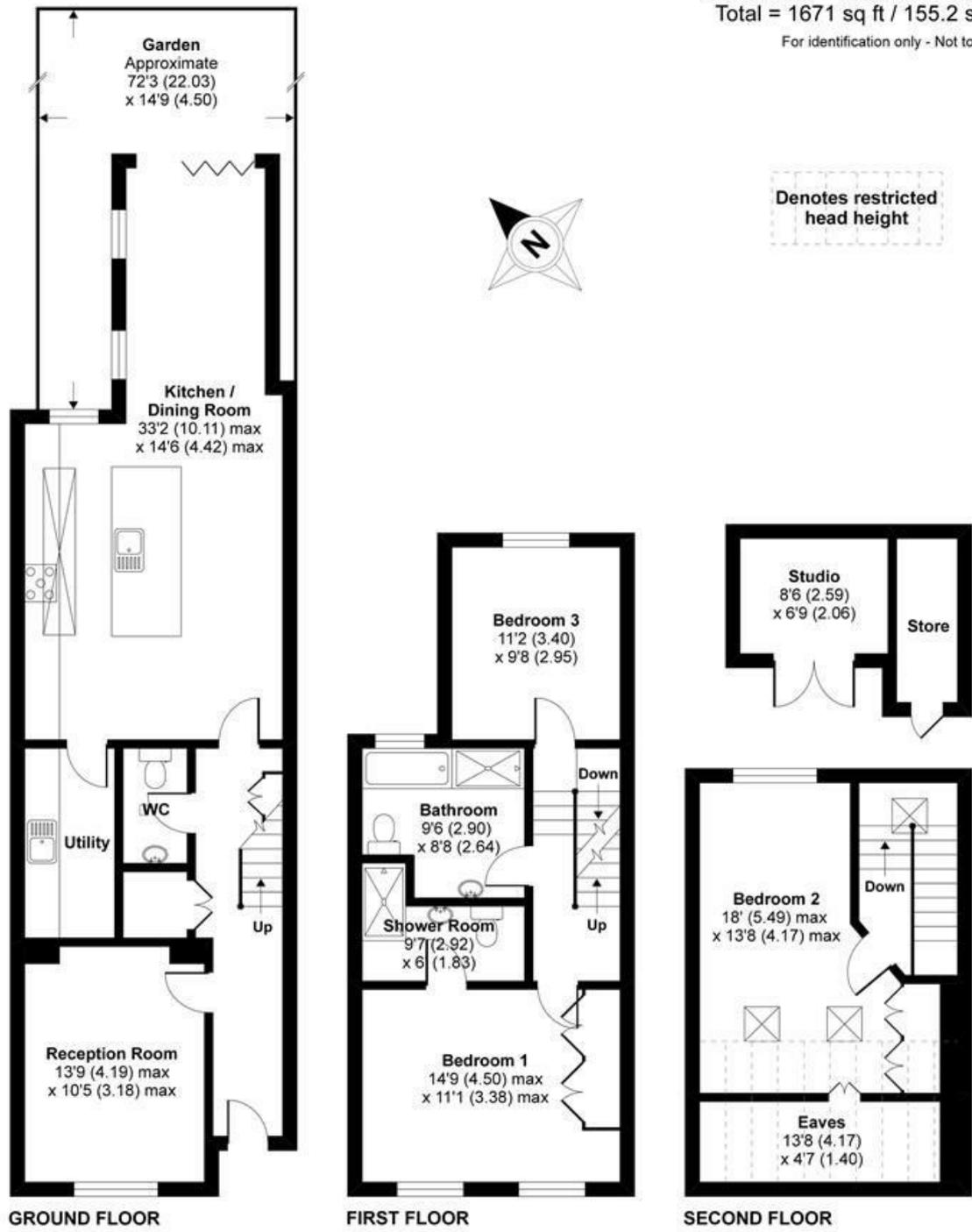
Guide Price £1,100,000 Freehold

EPC Rating: C

Prospect Road, Surbiton, KT6

Approximate Area = 1465 sq ft / 136 sq m
 Limited Use Area(s) = 113 sq ft / 10.4 sq m
 Outbuilding = 93 sq ft / 8.6 sq m
 Total = 1671 sq ft / 155.2 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). © nrichcom 2020. Produced for Matthew James. REF: 678403

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; 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			
(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			
(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	