



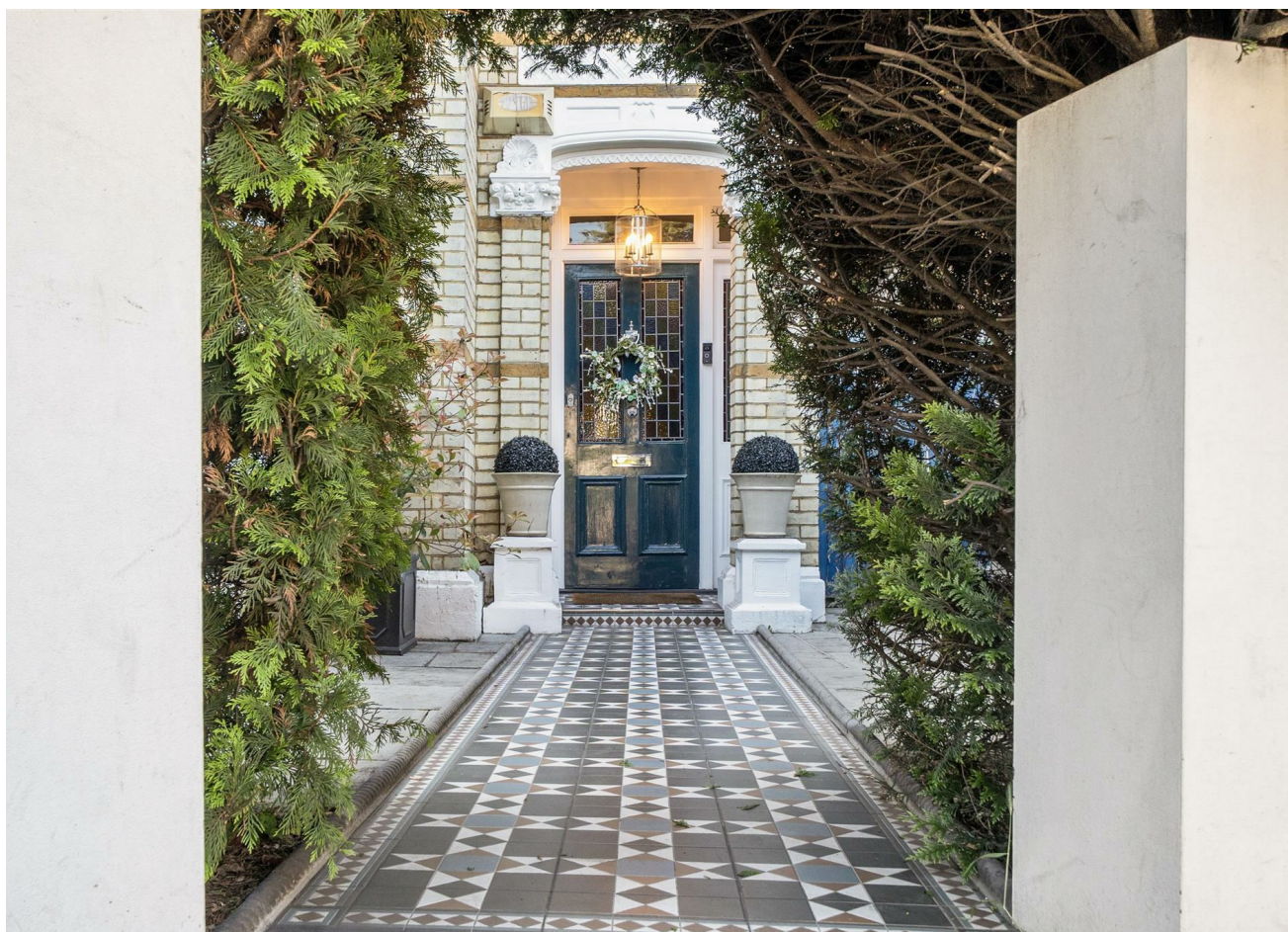
Matthew James

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Hook Road, Surbiton, KT6 5BH

An outstanding, spacious four bedroom, two-bathroom detached period house full of charm and character features with extensive accommodation over three floors, a large private garden, a garage and parking. Located within easy reach of Surbiton mainline station and high street, with local shops and amenities within walking distance. The many benefits include a charming front living room with a bay window and feature fireplace, a second coordinating sitting room/study and a large dining/garden room. There is also a large bespoke shaker-style kitchen breakfast room with stone surfaces. A welcoming entrance hallway and a ground floor cloakroom. On the first floor two large double bedrooms with fitted wardrobes and a modern family bathroom with a bath and separate shower. On the top floor are two further double bedrooms and a second bathroom. There is a large private garden with a stone patio, a sun deck and shed. At the rear is a garage and parking which is separately accessed via Ditton Road. This space offers an excellent opportunity to develop a studio/working space (subject to usual consents). A lovely family home.

Guide Price £1,100,000 Freehold

EPC Rating: D



Hook Road, Surbiton, KT6

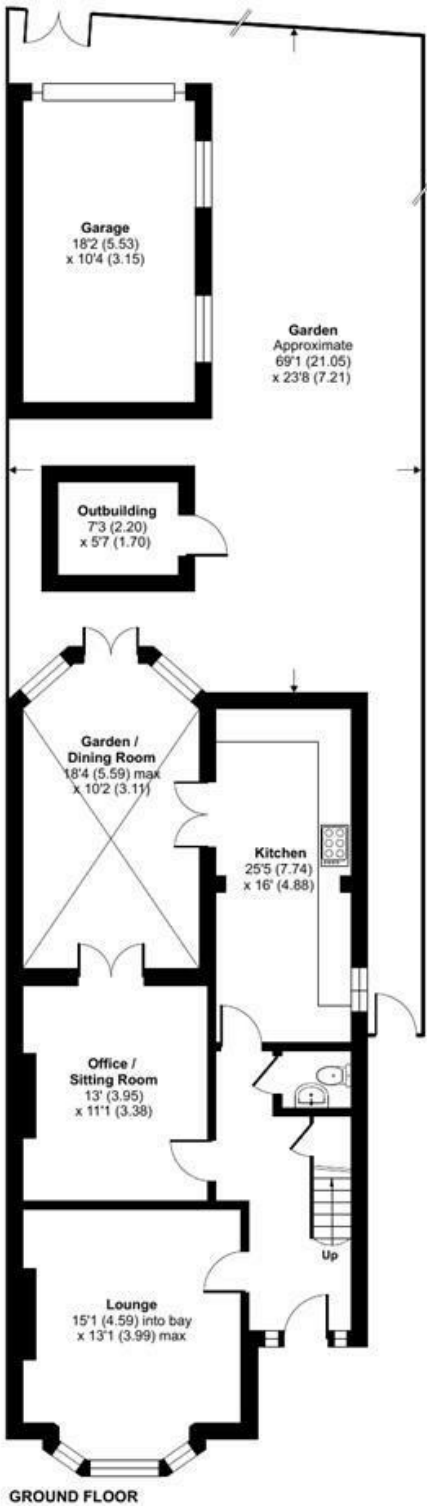
Approximate Area = 1856 sq ft / 172.4 sq m

Garage = 187 sq ft / 17.3 sq m

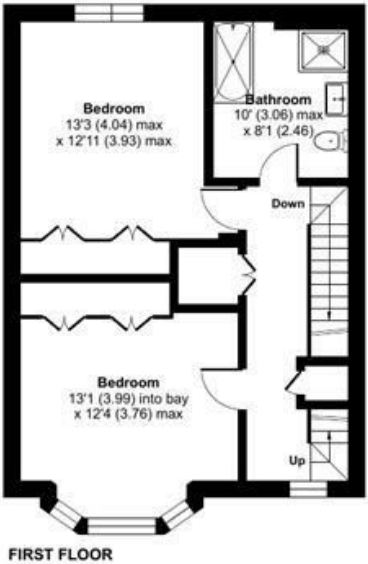
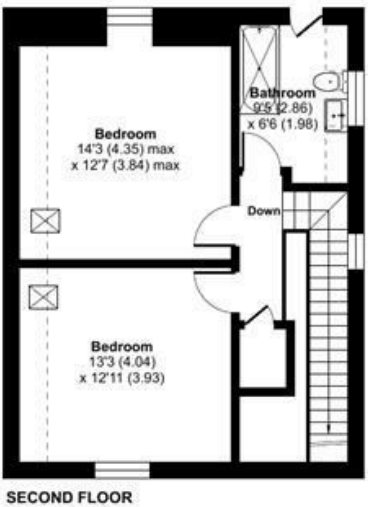
Outbuilding = 40 sq ft / 3.7 sq m

Total = 2083 sq ft / 193.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1486381

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

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		
	57	77
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		