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Hill Crescent, Surbiton, KT5 8DP

An outstanding, beautifully refurbished and presented three-bedroom semi-detached home with extensive contemporary living accommodation and high-specification fittings and finishes. Located within walking distance of Surbiton mainline station and high street. The many benefits include a stunning new 'shaker' style kitchen with integral appliances, a large social dining island, stone surfaces and French doors opening to the garden. This space naturally flows into a more formal dining room with a period fireplace and bespoke alcove units. There is also a separate sitting room with a discreet modern fireplace. The welcoming entrance hallway includes a ground floor cloak room, there is also an attached garage currently used as a gym. On the first floor, a large spacious main bedroom with fitted wardrobes, a double second bedroom and a good-sized third room. There is also a sumptuous new white and stone bathroom with a shower over the bath. Gas central heating and double glazing. To the rear is a private secluded garden with a decked seating area, lawn and storage shed. In the front, driveway parking leading to the garage. An impressive family home sold with no onward chain. Council tax band E.

Guide Price £800,000 Freehold

EPC Rating: D

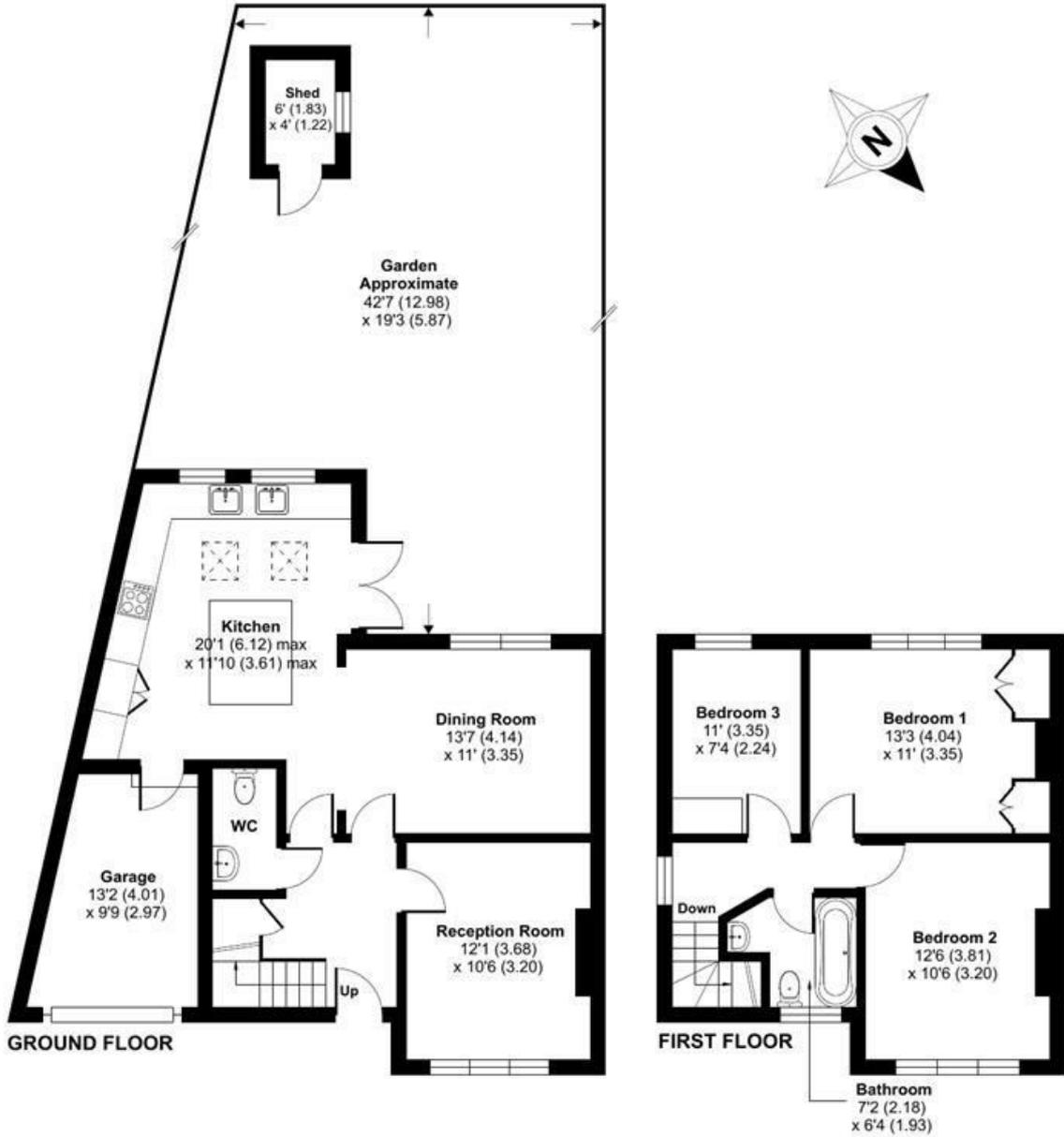
Hill Crescent, Surbiton, KT5

Approximate Area = 1224 sq ft / 114 sq m (includes garage)

Outbuilding = 24 sq ft / 2 sq m

Total = 1248 sq ft / 116 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). © nichecom 2022. Produced for Matthew James. REF: 910121

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/fittings 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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	