



Matthew James

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Ravenscar Road, Surbiton, KT6 7PJ

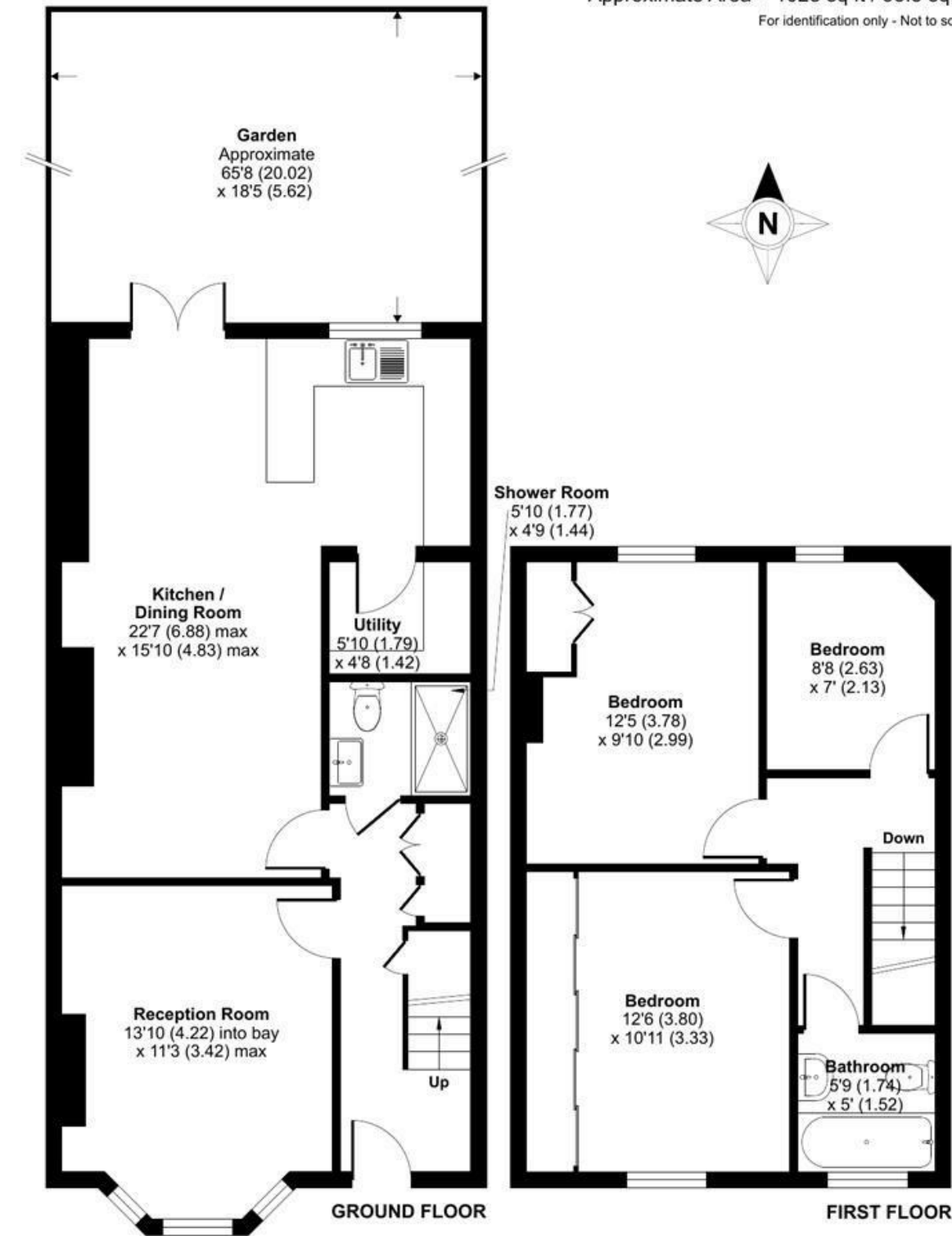
An excellent, well-presented three-bedroom end-of-terrace house with two bathrooms, extensive living accommodation and a lovely private garden. Located within easy reach of Surbiton mainline station with local shops and good schools a short walk away. The many benefits include a spacious contemporary open-plan kitchen-dining-living room with French doors opening onto the garden. The modern shaker-style kitchen includes integral appliances, a social peninsular bar, stone surfaces and a separate utility room. There is also a separate sitting room with a bay window and shutters. The welcoming entrance hallway includes a ground floor wc/shower room and storage. On the first floor, the main bedroom includes wall-to-wall fitted mirror wardrobes. There is a double second bedroom also with fitted wardrobes and a good size third bedroom, plus a modern white bathroom suite. Modern double-glazed sash windows, plantation shutters and gas central heating. The private rear garden stretches back approx. 65ft and includes a sunny stone terrace, a garden shed, lawn, well-stocked and pedestrian access. A lovely home.

£699,950 Freehold

EPC Rating: C

Ravenscar Road, Surbiton, KT6

Approximate Area = 1028 sq ft / 95.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1273366

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		88
(81-91) B		
(69-80) C	69	
(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		