



Highfield Close, Surbiton, KT6 5JG

An excellent opportunity to acquire a three bedroom detached house in poor condition requiring extensive refurbishment. The property would also benefit from extension and improvement (subject to usual consents). Located within the highly desirable Long Ditton area, Surbiton mainline station is within easy reach with local shops and amenities minutes walk away. The many benefits include a large open plan lounge dining room. A separate kitchen with a door to the garden. On the first floor floor two large double bedrooms and a good size single bedroom. Plus a bathroom and a separate wc. There is a detached garage to the front of the property and a secluded garden to the rear. Sold with no onward chain.

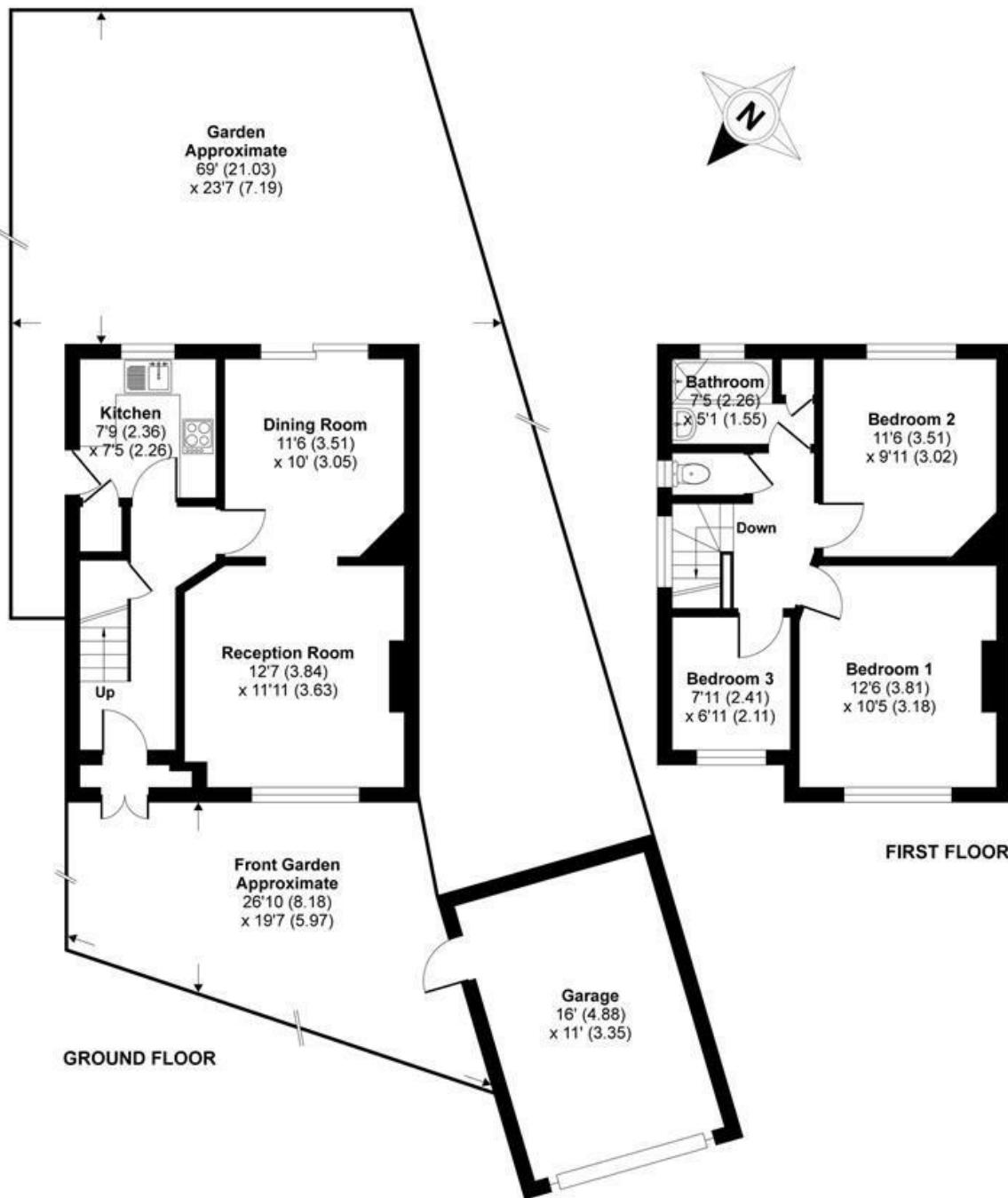
Guide Price £625,000 Freehold

EPC Rating: E

Highfield Close, Long Ditton, Surbiton, KT6

Approximate Area = 1026 sq ft / 95 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2021.
Produced for Matthew James. REF: 787118

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 offers 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		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		