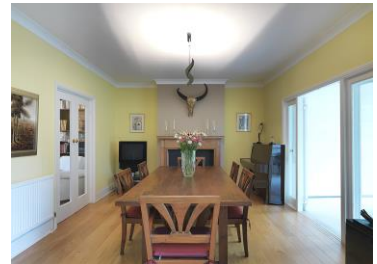


Effingham Road, Surbiton, KT6
£1,250,000

5 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this impressive five-bedroom detached family home in close proximity to Surbiton town centre. This much loved family home is located on one of Surbiton's premier residential roads and presented to the market in excellent decorative.

Detached 1930's family home

Five Bedrooms

Stunning gardens

Approximately 2200sqft

Loft and rear extended

Garage

Effingham Road, Surbiton, KT6

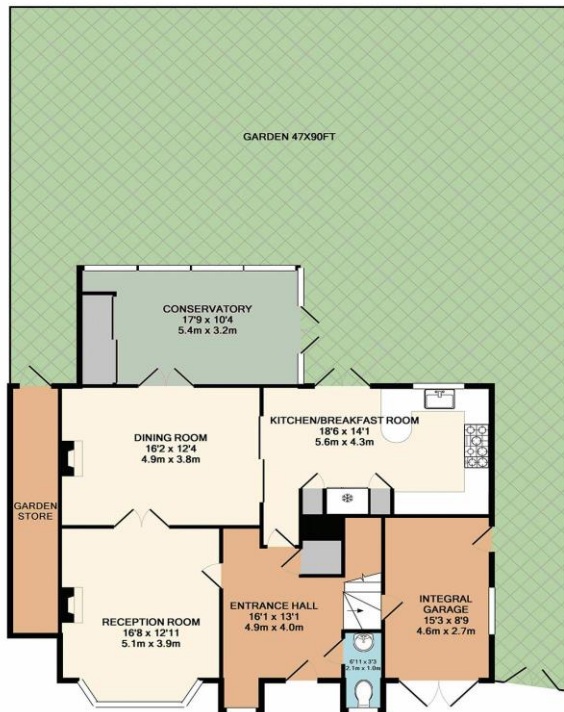
£1,250,000

5 Bedrooms | 2 Bathrooms | 3 Reception



Detached 1930's family home
Five Bedrooms
Stunning gardens

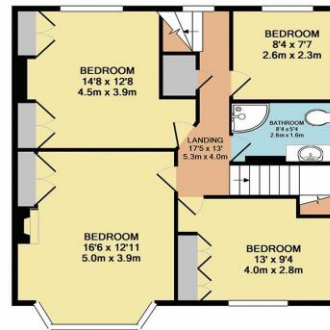
Approximately 2200sqft
Loft and rear extended
Garage



GROUND FLOOR
APPROX. FLOOR
AREA 1197 SQ.FT.
(111.2 SQ.M.)

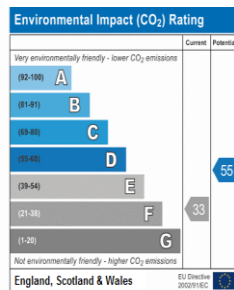
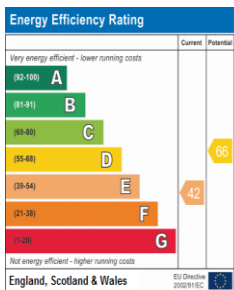


2ND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 883 SQ.FT.
(81.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2210 SQ.FT. (205.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix 02017



Tenure:
Council Tax:
Local Authority: Royal Borough of Kingston upon Thames
EPC Rating: G

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.