

FREEHOLD



House - End Terrace

# DOUGLAS ROAD, SURBITON, SURREY KT6 7SA

Asking Price

## £825,000

### FEATURES

- Four double bedrooms
- Landscaped rear garden
- Conservatory
- Three bathrooms
- Off street parking
- Downstairs WC



# 4 Bedroom House - End Terrace located in Surrey

Located on a popular residential road this beautifully presented family home is spread over three floors and has been recently redecorated throughout.

The ground floor comprises entrance hallway, front reception room, open plan kitchen /diner, WC with French doors leading to the large well maintained garden.

The first floor comprises two double bedrooms with one en-suite plus additional bathroom. The second floor comprises two further double bedrooms and a shower room. Further benefits include off road parking and a landscaped rear garden. The location offers easy access to the A3, both Surbiton and Tolworth mainline train stations and bus services. There are several sought after schools close by along with an array of shops, cafes, bars and restaurants.



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TOTAL FLOOR AREA : 1420 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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Council Tax Band  
E

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         | 84        |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         |           |
| (55-68) D  |  | 65                      |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

