

Prospect Road, Surbiton, Long Ditton, KT6

£1,100,000 Freehold

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

IVY GATE™



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Prospect Road, Surbiton, KT6 5PY

£1,100,000



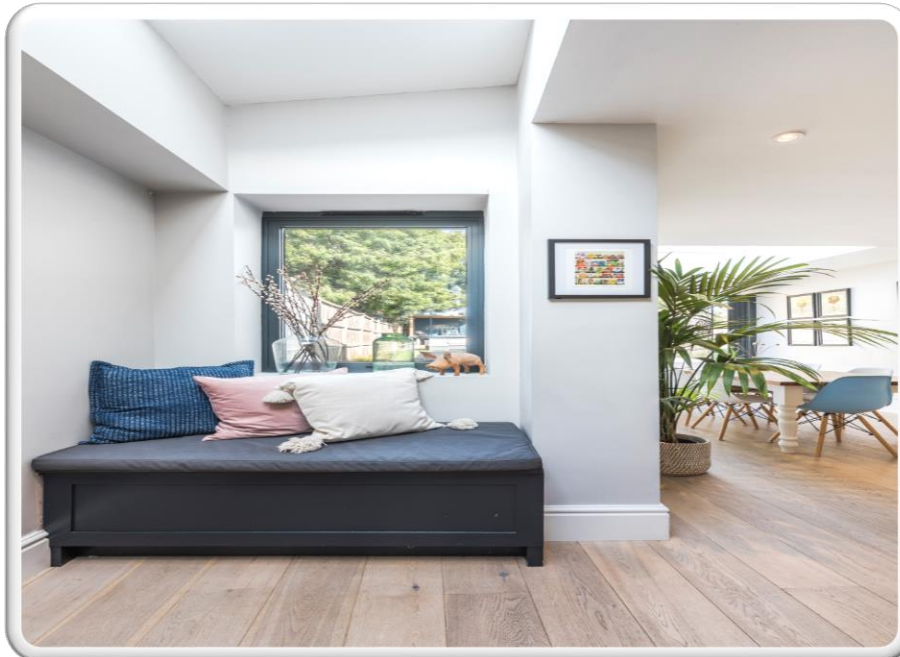
Summary:

To the ground floor there is a welcoming entrance hallway, reception room to the front of the property, utility room with cloakroom and a super extended open plan kitchen/dining/family room with doors opening to the garden. Upstairs there is a spacious master bedroom with dressing area and walk-in wardrobe, two further double bedrooms and a family bathroom. A light and airy room with bespoke handmade kitchen cabinets with Carrera quartz work surface, double butlers sink, induction hob, space for an American style fridge/freezer. To the rear of the room is the dining area skylight and bi-fold doors opening to the garden. Oak flooring with underfloor heating. Recessed spotlights to ceiling. largest garden on Prospect Road, there is paved patio area with steps leading to the lawn. Tucked around the corner there is a further lawned area and space for a garden shed.



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- **Stunning period home**
- **Excellent decorative condition**
- **Large rear garden**
- **Off street parking**

- **Short walk from Surbiton town centre**
- **Rear extended**
- **Plans available for the PP for the loft conversion.**

Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames

EDC Rating:

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PROSPECT ROAD, KT6
Approx. Gross Internal Floor Area
1530 Sq. ft/ 142.14 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.