

# Bond Road, Surbiton, KT6

## Monthly Rental Of £2,750

4 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

The ground floor comprises a spacious reception room, perfect for relaxing or hosting guests, a shower room and a contemporary kitchen/dining area with ample space for family meals and gatherings. The kitchen is well-appointed and opens directly onto a large private garden, which features a well maintained lawn and a covered decking area – perfect for year-round outdoor enjoyment. Upstairs, the property boasts two well-proportioned bedrooms along with the family bathroom offering comfort and convenience for the whole family. To the top floor there are a further two more bedrooms one of which benefits from a stylish modern en-suite. Located within easy reach of Surbiton town centre and mainline station, with excellent transport links, local amenities, and highly regarded schools nearby. EPC Rating C.

**Detached Family Home**

**Four great size bedrooms**

**Fantastic Location**

**Great Size Private Garden**

**Flexible With Furnishing**

**EPC Rating C**

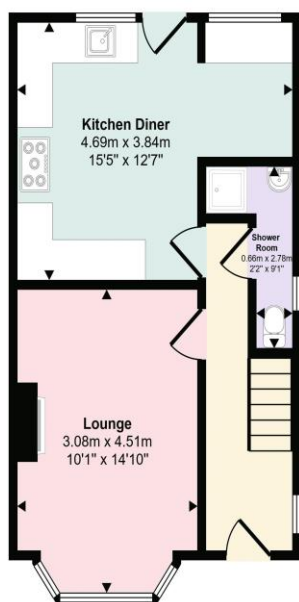
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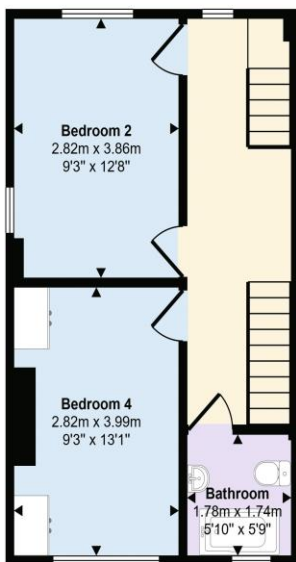


Approx Gross Internal Area  
107 sq m / 1151 sq ft

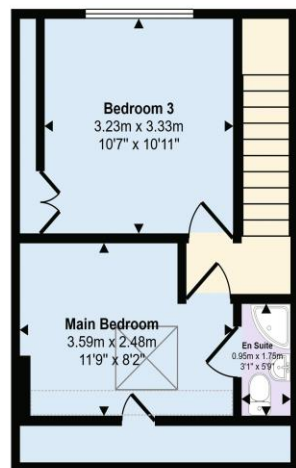


Ground Floor  
Approx 38 sq m / 414 sq ft

Denotes head height below 1.5m



First Floor  
Approx 38 sq m / 407 sq ft



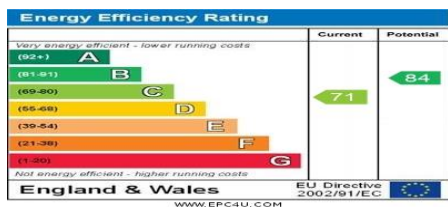
Second Floor  
Approx 31 sq m / 331 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames



### 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.