

Located in this very popular tree lined road is this rarely available five bedroom detached family home. The property offers spacious accommodation set over two floors. The ground floor comprises of a modern eat-in kitchen, three reception rooms and w.c. To the first floor there is a master bedroom with en-suite shower room, four further bedrooms, and family bathroom. Externally you will find a south west facing rear garden with pool house. There is a swimming pool but the current owner has drained it down and the heating system will need some attention. To the front of the property you will find ample off street parking. Sold with no onward chain. Internal inspection is highly recommended by the Vendor's sole agent.

# Kitchen

18'4" x 10'5"

Tiled floor, high gloss units, wood effect worktop, breakfast bar. Views overlooking the rear garden.

#### WC

5'10" x 2'11"

Located on the ground floor.

# Family Room

18'4" x 18'3"

Located off the kitchen and converted from what was a double garage. Access to rear garden.

# Dining Room

14'9" x 10'5"

Located off the kitchen and leading to the living room. Access to rear garden.

# Living Room

22" x 18'5"

Located to the front of the property. Storage cupboard.

#### Bedroom 1

14'7" x 12'11"

Master bedroom with en-suite and built in wardrobes.

# Shower Room

7 x 7

En-suite to master bedroom. Modern shower cubicle, w.c, and basin.

#### Bedroom 2

18'7" x 16'5"

Dual aspect. Built in wardrobes.

Bedroom 3

16'7" x 10'10"

Located to the rear of the property. Built in wardrobe.

#### Bedroom 4

14'8" x 10'11"

Located to the rear of the property. Built in storage.

### Bedroom 5

10'11" x 7'1"

Located to the front of the property. Built in storage

# Bathroom

7'2" x 7'2"

Corner bath with shower over, w.c., basin.

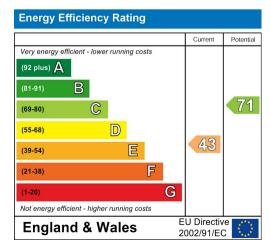
## Pool House

36'6" x 20'0"

There is a swimming pool at the property but the current owner has drained it down and the heating system will need some attention.

# Disclaimer (SUR)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.









# Surbiton

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