



- Freehold
- Beautiful gardens
- Off street parking
- Four double bedrooms

## Langley Avenue, Surbiton

A stunning four bedroom detached family home situated in a highly sought after location.

£2,000,000





## Property Description

A stunning four bedroom detached family home situated in a highly sought after location. The property has charm and character throughout with the living space on the ground floor comprising a front door to wide entrance hallway, two reception rooms, a modern kitchen/breakfast room with bi-fold doors leading to the garden, utility room and downstairs WC. The first floor offers the family bathroom and four well proportioned double bedrooms, all of which have fitted storage; the master with Juliette balcony overlooking the garden and en-suite shower room. Further benefits include a pretty front garden, off street parking, a garage located to the side of the property and a spectacular mature rear garden which is nearly 70ft in width and over 150ft in length. Whilst the beautiful garden comes into its own in the spring/summer months, many of the beds have been planted to provide colour and structure all year round.

## Location

Langley Avenue is a highly sought after road set within the popular Southborough conservation area. The property is located just over a mile from Surbiton Station and offers easy access to the A3 and M25. Kingston and Surbiton town centres are close by along with some outstanding local schools.



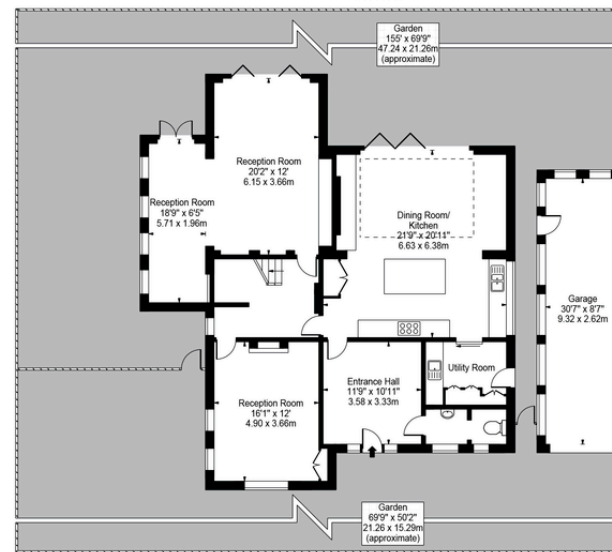




## Langley Avenue, KT6

Approx. Gross Internal Area 2488 Sq Ft - 231.14 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 263 Sq Ft - 24.42 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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