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Westfield Road, Surbiton, KT6 4EL

An excellent, well presented two-bedroom period home with extensive living accommodation, a first floor bathroom and a private garden. Located on one of Surbiton's highly regarded 'river roads'. The mainline station, high street and Thames are only a few minutes' walk away. The many benefits include a large open plan double reception room with a period fireplace and stairs leading to the first floor. There is a separate, modern fitted kitchen which leads onto the conservatory/dining room which opens onto the garden. On the first floor, a large main bedroom with a fitted wardrobe and a good-size second bedroom. There is also a white bathroom suite and a separate shower room. Double glazing and gas central heating. To the rear is a private, secluded garden with pedestrian access. Council tax band D. A lovely home within the heart of Surbiton.

Guide Price £715,000 Freehold

EPC Rating:

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Matthew James. REF: 1102291

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			