



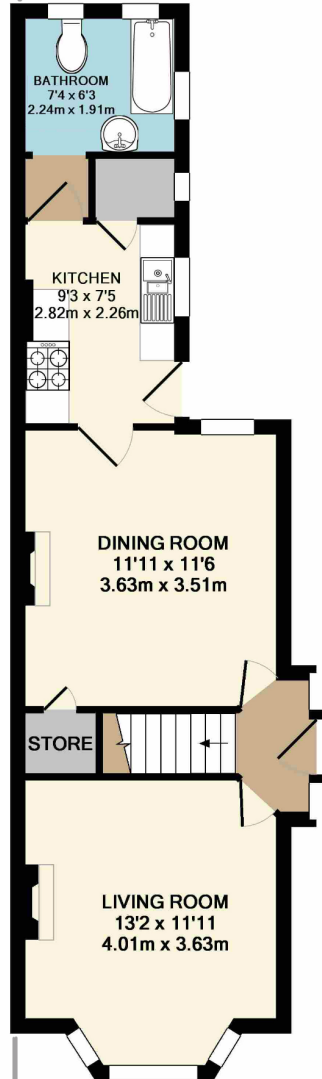
A realistically priced Victorian semi-detached character property in this quiet residential cul-de-sac location. The property features a bright and spacious living room, separate dining room, kitchen and modern bathroom on the ground floor. On the first floor you have 3 good size bedrooms. The property has potential to extend STPP, no forward chain and a south facing secluded garden. A short journey to Surbiton Mainline Railway Station, easy access to the A3 and close proximity to local schools.



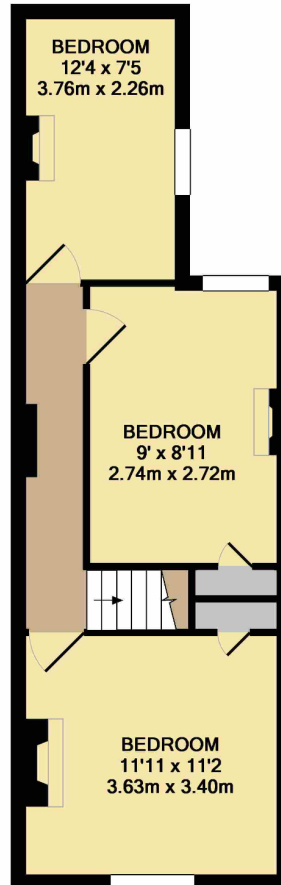
GARDEN  
90' x 18'  
27.43m x 5.48m  
Approx.

EGMONT AVENUE, SURBITON  
INTERNAL FLOOR AREA (APPROX.)  
915 sq ft/ 85.0 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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GROUND FLOOR



FIRST FLOOR

We have prepared these sales particulars as a general guide after a brief inspection of the property and with information supplied by the Vendors. No detailed survey was carried out nor were the services and appliances tested. Photographs are not comprehensive and no assumption should be made that the property remains as displayed. The floor plans are for representation purposes only as defined by the RICS Code of Measuring Practice. Measurements, room shapes and sizes are approximate and must not be relied on. No responsibility is taken for errors or omissions. All fixtures and fittings, carpets, curtains/blinds, lighting and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendors unless specifically itemised. No representation is given as to the title of the property.

# HJC

HIGHER VALUES

HJC Surbiton 020 8390 0404 | HJC Lettings 020 8390 9290 | HJC Thames Ditton 020 8398 3707  
surbiton@hjc.co.uk | lettings@hjc.co.uk | thamesditton@hjc.co.uk

Reg no: 05272208 | VAT no: 720 5720 65