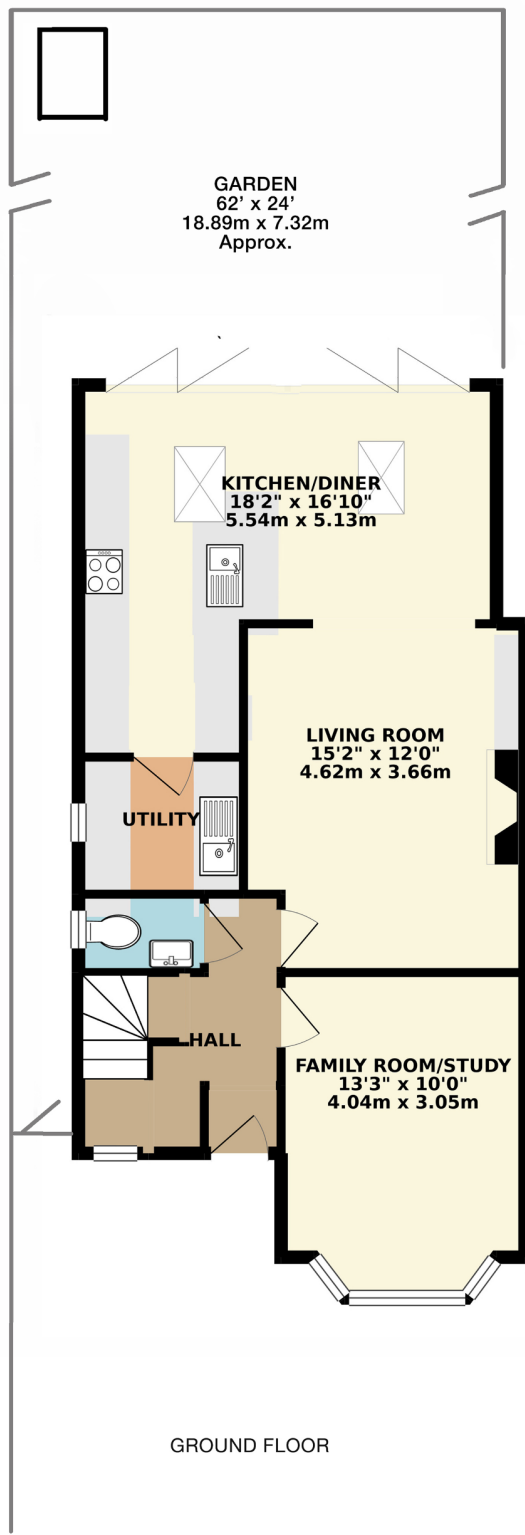




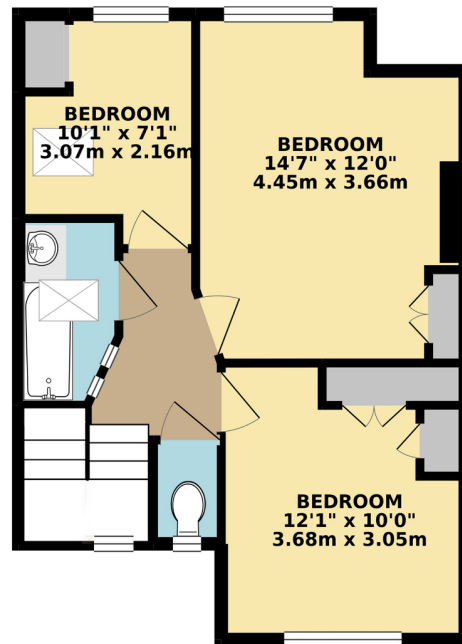
A stunning three bedroom family home situated on this tree lined road in Surbiton. The property has been tastefully extended. The accommodation downstairs includes a bay fronted reception room, downstairs wc, and an open plan extension. This extension features a large kitchen, dining space and living room which is open plan with bi-fold doors onto a sunny west facing garden. Upstairs there are three bedrooms and a family bathroom. The rear garden has been landscaped - incorporating mature shrubs and entertaining raised decking area to the rear. Also including off street parking to the front of the property. Walking distance to local shops and amenities. No onward chain.





## ELLERTON ROAD, SURBITON INTERNAL FLOOR AREA (APPROX.) 1185 sq ft/ 119.1 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. Made with Metropix © 2019.



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

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