

# HJC

HIGHER VALUES



## Vallings Place

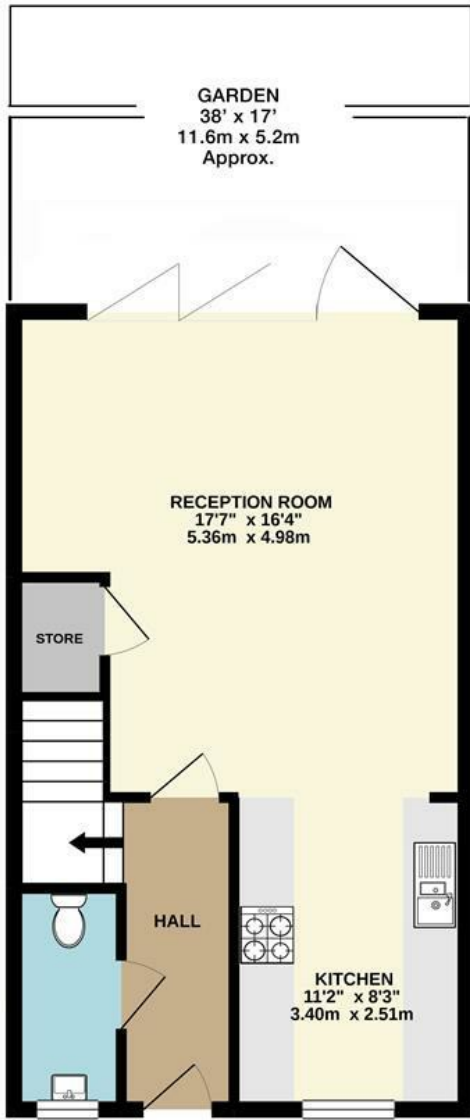
Surbiton, KT6 5AZ

Asking Price £759,950

A stunning three bedroom home built in 2012 by St James on this private gated development. The property is in superb condition and offers light and airy living accommodation throughout. The ground floor open plan accommodation comprises a stunning kitchen with integrated Siemens appliances and granite work tops and a very generous living/dining room with bi folding doors leading on to a South facing rear garden. There is under floor heating on both floors, a ventilation system throughout the house with climate control for every room and integrated ceiling speaker system in the reception room. The first floor accommodation includes three bedrooms, ensuite to the main bedroom and a family bathroom. This home is located just moments from the River Thames, Long Ditton Recreation Ground and within a close proximity to Surbiton's town centre which offers a great selection of amenities including mainline station with links into Waterloo, shops, bars. The property is being sold with no forward chain.

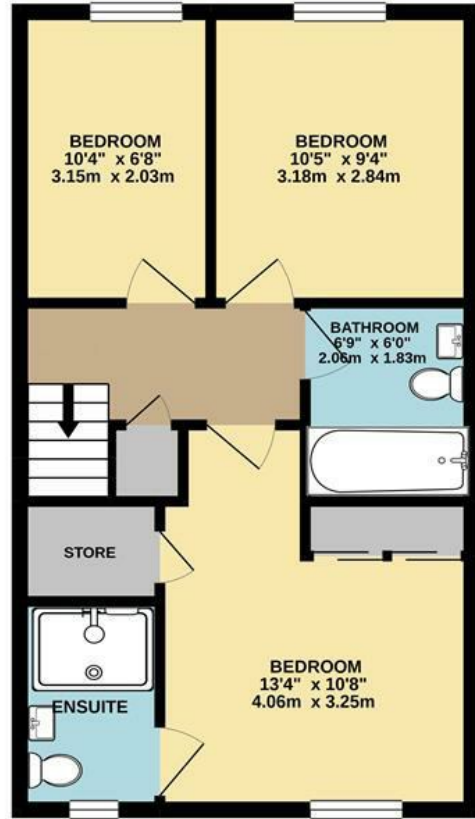
- Private gated development
- Main bedroom with ensuite
- Family bathroom
- Bi-folding doors on to garden
- No onward chain
- Open plan kitchen/living/dining
- 2 Further bedrooms
- Built in 2012 by St James
- Allocated parking space
- Close to Surbiton Station and the River Thames

# Floor Plan



GROUND FLOOR

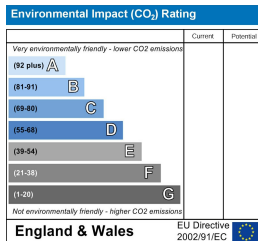
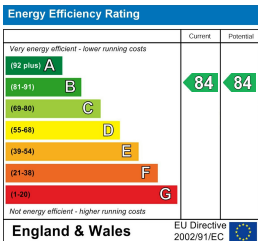
VALLINGS PLACE, LONG DITTON  
INTERNAL FLOOR AREA (APPROX.)  
945 sq ft/ 87.8 sq m



FIRST FLOOR

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 © 2021.

## Energy Efficiency Graph



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