

HJC

HIGHER VALUES



Lower Sand Hills

Surbiton, KT6 6RP

Price Guide

£2,250,000

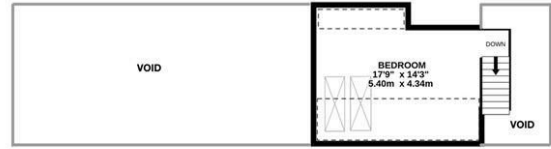
A Superb 7 Bedroom Detached Family Home situated in a private gated development located in a sought after part of Surbiton within walking distance to all amenities. This stunning home designed by an award-winning architect offers a contemporary living space over 4,200 sq ft. The stunning Boffi kitchen features Gaggenau Appliances set within a vaulted family/dining room being the hub of the home opening on to a private garden landscaped garden with entertaining areas. A floating staircase leads to the mezzanine, offering a light spacious area, flowing through to the plentiful bedrooms and bathrooms. This house is less than a mile from Surbiton station which has a frequent fast service to London Waterloo. The property is also conveniently located for access to both Kingston and Surbiton town centres with their array of shops, restaurants and transport links. The property is also being sold with no forward chain.

- Substantial Family Home in Sought after Development
- High-Specification Fixtures and Fittings
- Contemporary Accommodation Across 3 floors
- 4 Reception Areas
- Double Garage and Off Street Parking for 3 cars
- Boffi Kitchen with Gaggenau Appliances
- Bespoke Floating Staircase
- 7 Double Bedrooms, 4 Bathrooms
- Private Garden Featuring Outdoor Entertaining Areas
- Freehold property

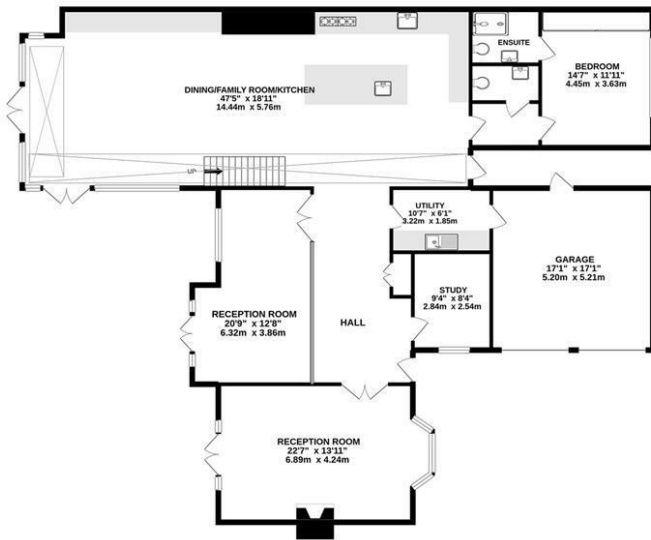
Floor Plan

LOWER SANDS HILLS, SURBITON INTERNAL FLOOR AREA (APPROX.) 4280 sq ft/ 397.5 sq m (Excluding Void)

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.



SECOND FLOOR

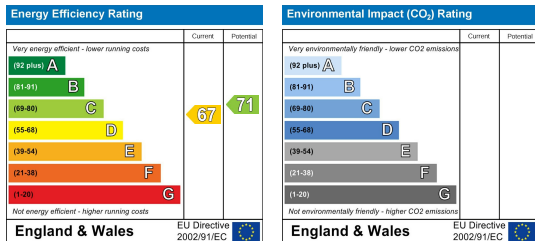


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Graph



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