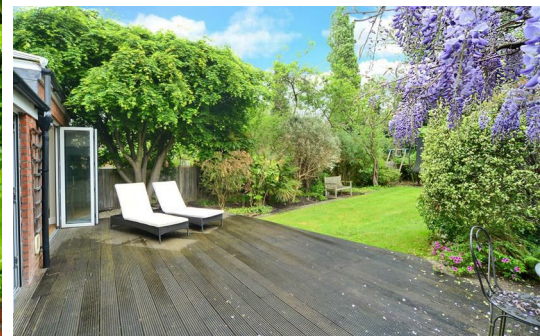


H J C

HIGHER VALUES



Effingham Road

Surbiton, KT6 5JZ

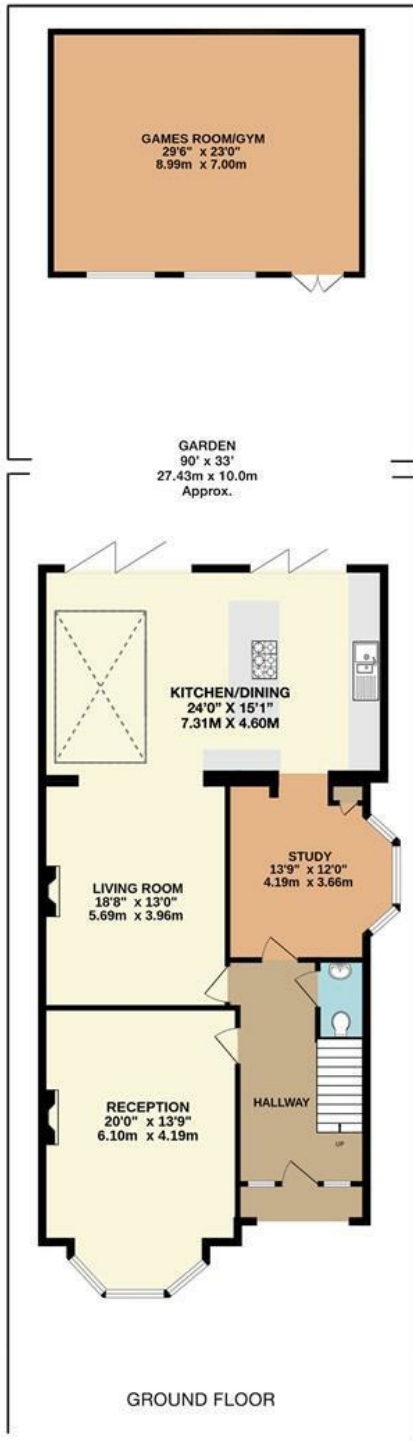
Guide Price

£1,550,000

Detached Edwardian house in Long Ditton, situated a short walk to Surbiton Station with its fast and frequent train service to Central London. The area is popular with families, being close to excellent state and independent schools. Residents of Effingham Road enjoy an abundance of local green spaces with two parks in walking distance. The house retains many period features including a grand, stained-glass front door and feature fireplaces in both reception rooms as well as many of the bedrooms. However, there is also the benefit of modern features such as the luxury family bathroom and very spacious kitchen with integrated appliances and granite surfaces. The house has three solar panels which supplement the heating and hot water system, a recently-installed Worcester boiler and air conditioning in the main reception area to provide comfort in the hot days of summer. Further to the two large reception rooms on the ground floor is a study for homeworking without having to utilise any of the six bedrooms. A cloakroom is also to be found on this floor. There are three double bedrooms on the first floor and a family bathroom with freestanding bath, spa shower and mirror cabinet incorporating a blue tooth speaker. On the top floor, there are three further sizeable bedrooms, a smart shower/utility room and ample loft storage. The scale of the rooms throughout the house provides an impressive sense of space. There is also a large garden with a lawn, decking area, and mature trees and shrubs. At the end of the garden is a substantial outbuilding, currently used for storage and as a games room but which could potentially serve as a home office or gym. There are also raised beds which can be used for growing vegetables to complement the apples and plums provided by the fruit trees. Viewing is highly recommended to appreciate all that this beautiful family home has to offer.

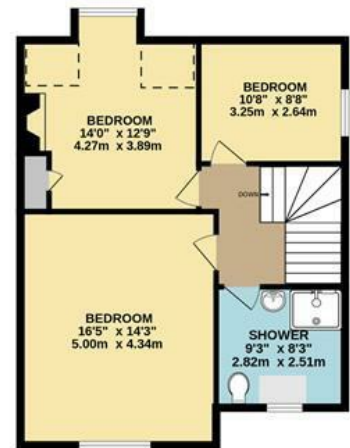
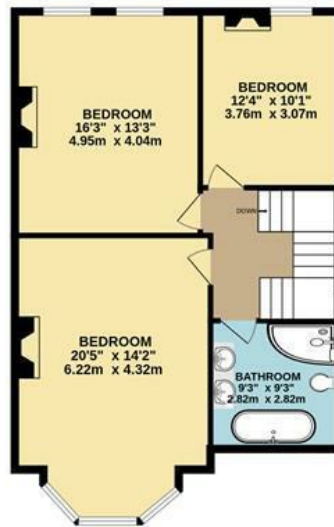
- Substantial 6 Bedroom Character Family Home
- Reception Rooms with Feature Fireplaces
- Elegant Family Bathroom
- Large Study/Playroom
- Modern Open Plan Kitchen Dining Room
- Games Room/ Storage Shed
- Shower Room/ Utility
- Off Street Parking

Floor Plan

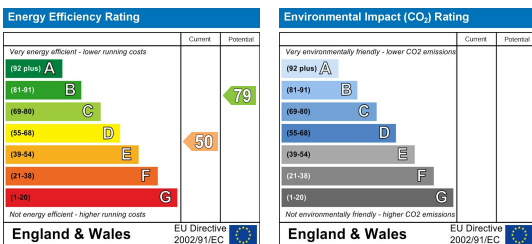


EFFINGHAM ROAD, LONG DITTON
 TOTAL FLOOR AREA (APPROX.) 3190 sq ft/ 296.4 sq m
 INTERNAL AREA 2512 sq ft/ 233.34 sq m
 OUTBUILDING 678 sq ft/ 63.0 sq m

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. Made with Metropix © 2023.



Energy Efficiency Graph



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