

# HJC

HIGHER VALUES



## Alston Close

Surbiton, KT6 5QS

Guide Price £850,000

We are delighted to offer to market this superb family home located in a private and quiet cul-de-sac. Beautifully presented throughout, this property benefits from a prime position at the end of the terrace, with the added advantage of backing onto the scenic Long Ditton Recreation ground and with direct access. Offering spacious living over three floors, the ground floor features a large kitchen and dining area, opening out onto the garden, perfect for entertaining. Additionally, an integral garage is included, which currently houses a home gym, utility area, and ample storage. To the first floor is a lovely lounge room with a feature fireplace and fabulous views over the recreation ground. This floor also accommodates two bedrooms. The second floor features the main bedroom and en-suite, with picturesque views of the playing fields. Additionally, this floor comprises a family bathroom and further bedroom with dressing room/study. This home has approved plans for a single-storey rear extension, garage conversion and side porch. Council Tax Band E

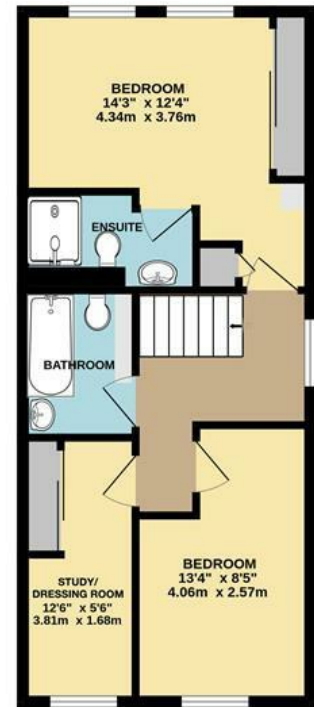
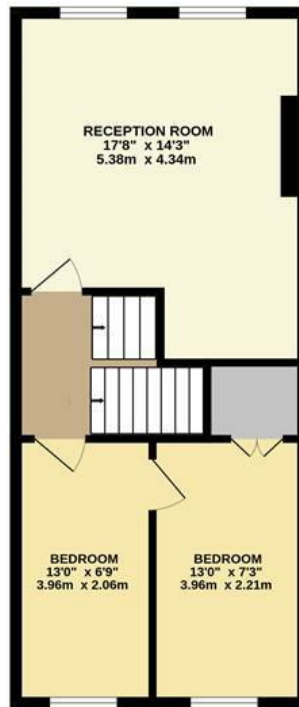
- End Of Terrace 4 Bedroom Townhouse
- Scenic Views of Long Ditton Recreation Grounds
- Off Street Parking 2 cars
- Family Bathroom
- Integral Garage with Utility
- Large Kitchen/ Dining Room
- Spacious Living Room
- En-Suite to Main Bedroom
- Downstairs WC
- Approved Planning Permission

# Floor Plan

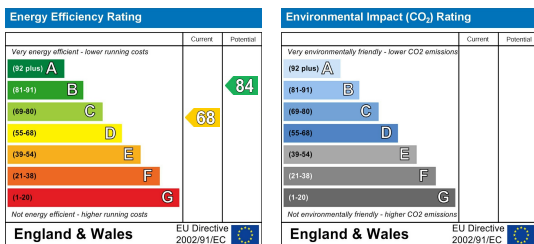


## ALSTON CLOSE, LONG DITTON INTERNAL FLOOR AREA (APPROX.) 1615 sq ft/ 150.0 sq m

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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