

# HJC

HIGHER VALUES



## Selsdon Close

Surbiton, KT6 4TF

Guide Price £950,000

Family home located in a desirable cul-de-sac in a very convenient part of Surbiton. Within walking distance to the Station, River and highly regarded local schools. This spacious home offers versatile living over 3 floors. The ground floor features, front reception room with bay window, Oak flooring throughout downstairs, very generous open plan Kitchen with granite work surfaces, breakfast bar, dining and seating areas. Aluminium bi-fold doors opening out onto the garden with raised decking area. Perfect for entertaining, with enough room for a play area too. Separate Utility, leading through to integral garage, downstairs WC. The first floor features, a grand Principal Bedroom, with two sets of French doors. Walk in Wardrobe, En-suite. The second floor features, 2 double bedrooms, one single and family bathroom. Garage with further off street parking for 3 cars. Council Tax Band F

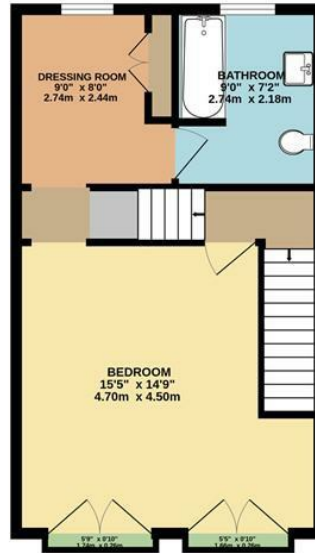
- End Terrace Townhouse
- 2 Reception Rooms
- Solid Oak Floors
- En- Suite and Walk in Wardrobe
- Utility Room
- 4 Bedrooms
- Open Plan Kitchen/ Dining Room
- Granite Work Surfaces
- Family Bathroom
- Garage

# Floor Plan

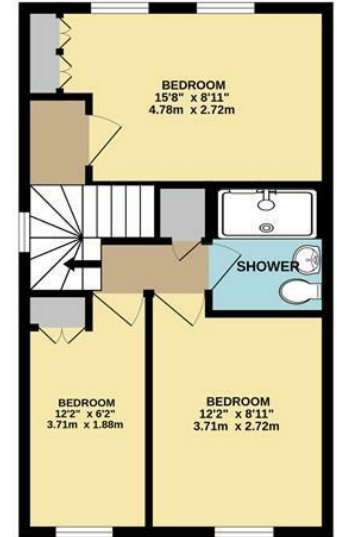


## SELSDON CLOSE, SURBITON INTERNAL FLOOR AREA (APPROX.) 1725 sq ft/ 160.2 sq m

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 © 2022.

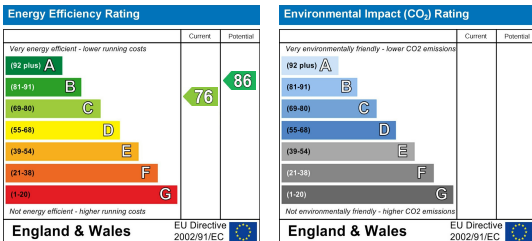


FIRST FLOOR



SECOND FLOOR

## Energy Efficiency Graph



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