

# HJC

HIGHER VALUES



## Maple Road

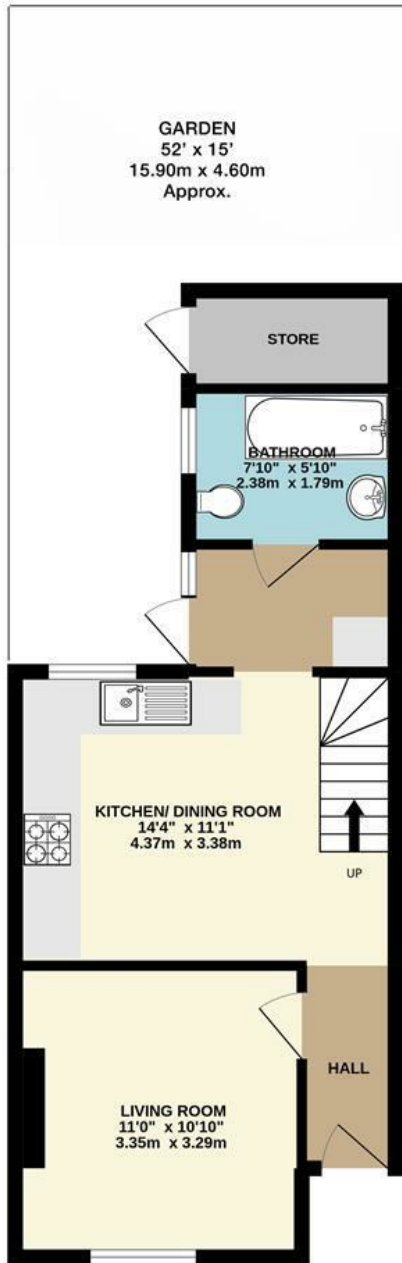
Surbiton, KT6 4AA

Guide Price £595,000

A beautiful two double bedroom Victorian cottage. Located on the sought after Maple Road, near all local amenities and the river. Includes a modern eat-in kitchen with stone surfaces, integral appliances and under floor heating plus a utility area. A separate sitting room with a feature fire. A ground floor white bathroom with a shower over and under floor heating. On the first floor a large master bedroom with a period fire place and double second bedroom also with a fire place. Council Tax Band C.

- Victorian cottage
- 2 reception rooms
- Pretty courtyard garden
- Utility area
- Close to Surbiton Station
- 2 double bedrooms
- Feature wood burner
- Downstairs bathroom
- Sought after location
- Close to the River Thames

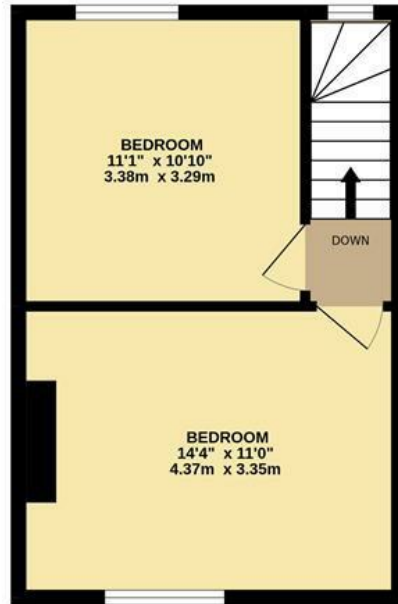
# Floor Plan



GROUND FLOOR

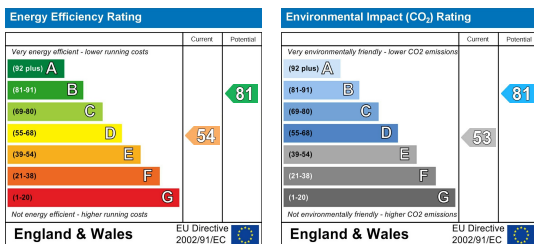
## MAPLE ROAD, SURBITON INTERNAL FLOOR AREA (APPROX.) 720 sq ft/ 66.9 sq m

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.  
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FIRST FLOOR

## Energy Efficiency Graph



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