

# HJC

HIGHER VALUES



## Bond Road

Surbiton, KT6 7SG

Guide Price £900,000

A Character semi-detached four bedroomed family home. To the ground floor this home has a large entrance hall leading into front reception room with bay window, picture rails, and feature fireplace. There is a second reception room flowing through to the kitchen / dining room as well as downstairs WC and separate utility room. Crittall style French doors lead out onto a great sized family garden, offering space for entertaining along with a fabulous home office. The first-floor features two double bedrooms, one single and a large family bathroom. The second floor features a double bedroom with separate four-piece bathroom. Sought after location due to its proximity to highly regarded schools, transport links and shops. Council Tax band E.

- Character Family Home
- 2 Reception Rooms
- Downstairs Cloakroom and Utility Room
- Pretty West Facing Garden
- Close to Good Schools
- 4 Bedrooms
- Kitchen with French Doors opening on to the Garden
- Two Bathrooms
- Garden Home Office
- Close to Transport Links

# Floor Plan



GROUND FLOOR



BOND ROAD, SURBITON  
 INTERNAL FLOOR AREA (APPROX.)  
 1562 sq ft/ 147.72sq m (Excluding Eaves)  
 Office/Store 170 sq ft/ 15.8 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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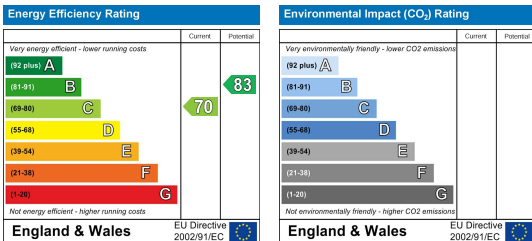


FIRST FLOOR



SECOND FLOOR

## Energy Efficiency Graph



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