



Browns Road, Surbiton, Surrey KT5 8ST

Asking Price £600,000

Cavender Estate Agents is pleased to offer this stunning two-bedroom Victorian home for sale. Located on a quiet residential road in Surbiton, the property offers you a large reception room and great size kitchen/dining room on the ground floor. The first floor has one large and one good size bedroom and a family bathroom. To the rear of the property, you have a quiet & private garden.

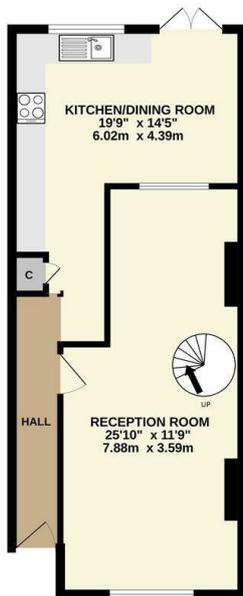
The location of this property is second to none. With Surbiton station, trains direct to London in 19 minutes, only an 11-minute walk away, and bus links to London & Surrey a couple of minutes away, you are in a prime spot. Gatwick & Heathrow motorway links are close y too.

There are lots of great primary & secondary schools close by as well as lovely walking areas and parks to enjoy.

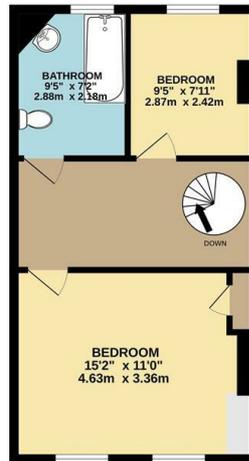
I would highly recommend a viewing.



GROUND FLOOR
501 sq. ft. (46.5 sq.m.) approx.



1ST FLOOR
421 sq. ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq. ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors or omissions in the statements. The Seller is not liable for any errors or omissions in the statements. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Made with Metropix 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	1-20 G		
England & Wales		65	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales			
	EU Directive 2002/91/EC		

