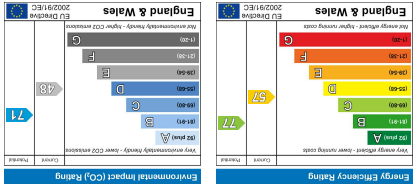



**Important Information** All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.




 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Project Measurement Standards (IPMS2 Residential). © RICS 2020.



Approximate Area = 1141 sq ft / 106 sq m  
 For identification only - Not to scale

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39 Balaclava Road  
 Surbiton KT6 5PW



## Balaclava Road

Surbiton KT6 5PW

Asking Price £800,000

A three double bedroom semi detached property offering tremendous potential for expansion (STC) to create a terrific family home of approximately 2000 sqft, occupying this large plot with a generous front garden & 80' rear garden. Ideally situated for Surbiton's many shops, bars, eateries, Main Line Station, outstanding schools & Victoria Park.

### Description

A three double bedroom semi detached property offering tremendous potential for expansion (subject to consent) by way of loft conversion and rear extension to create a terrific family home of approximately 2000 sqft. Internally the property is presented to a good standard with 2 reception rooms, refitted kitchen, utility, bathroom and basement store on the ground floor. On the upper floor there is a 17' master bedroom with fitted wardrobes, 2 further good sized bedrooms and access to a large loft. Externally the home occupies a very large plot with a generous front garden and a 80' x 26' garden to the rear. Chain free, viewings highly recommended.

### Situation

Balaclava Road is a sought after tree lined road ideally situated moments from Maple Road with its popular eateries and bars and a few minutes walk from Victoria Road (Surbiton High Street) with a extensive range of shopping and Main Line Station offering a 18 Minute, 1 stop service into Waterloo. The location is also easily accessible to the A3 serving London and the M25. The standard of schooling in the area is excellent in state and private sectors, Victoria Park with many acres of open space, tennis courts and children's play area is literally across the road.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

