



## Surbiton Hill Park, KT5

**£775,000**

A beautifully presented, detached chalet-style house offering three spacious double bedrooms and two modern bathrooms, situated on one of Surbiton's most sought-after roads. Bright and well-proportioned throughout, the property features a generous landscaped garden, off-street parking, and a stylish home office/studio.

Surbiton Hill Park is just over half a mile away from Surbiton town centre. All conveniences and the train station with fast access to London Waterloo are within easy reach. It is also half a mile to Berrylands Station and very close to the areas best schools and Surbiton Racket and Fitness Club.

### Features

Detached Chalet House  
Three Bedrooms  
Two Bathrooms  
Off Street Parking  
Study And Garden Room  
Scope To Extend (STPP)



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The ground floor comprises a welcoming entrance hallway leading into a large open-plan double reception room with defined sitting and dining areas. This flows seamlessly into a contemporary, integrated kitchen with a central island, ideal for both everyday living and entertaining. Two sets of doors open directly onto the rear garden.

Additionally, there is a versatile room on the ground floor, perfect for use as a study, snug, or playroom. Upstairs, you'll find two well-appointed double bedrooms and a modern family bathroom. The impressive principal bedroom includes a dressing area and a brand-new en-suite bathroom.

To the front, the property benefits from off-street parking and a charming mature walnut tree. At the rear, the beautifully maintained garden provides a peaceful retreat, complete with a home office/studio. There is also potential to extend the property further, subject to the usual planning permissions (STPP).



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Total area (approx.) : 97.7 sq. m (1052 sq. ft)

Total office area (approx.) : 20.2 sq. m (217 sq. ft)

Total store area (approx.) : 5.3 sq. m (57 sq. ft)