



South Terrace  
Surbiton, Surrey, KT6 6HR

Asking Price Of £800,000

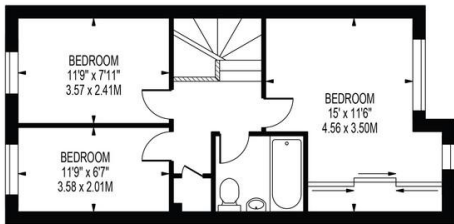


# Property Summary

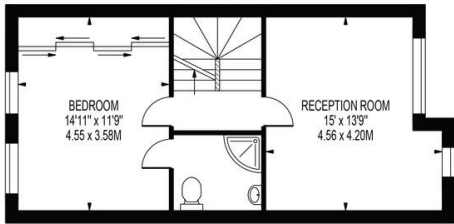
This extended town house offers flexible and spacious accommodation over three floors and is located in a prime position in central Surbiton close to highly regarded schools, green open spaces, shops and transport. South Terrace is a quiet a peaceful road and is the perfect location for families or commuters.



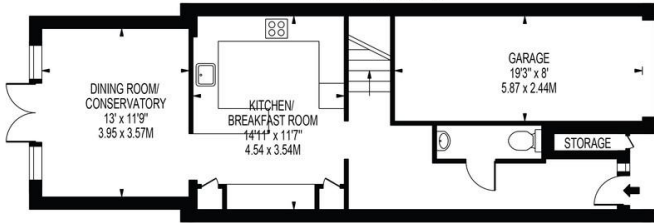
**SOUTH TERRACE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1447 SQ FT - 134.46 SQ M  
(EXCLUDING GARAGE & STORAGE)  
APPROXIMATE GROSS INTERNAL AREA OF STORAGE: 11 SQ FT - 0.98 SQ M  
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 154 SQ FT - 14.32 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

- Recently redecorated throughout
- Spacious and sunny garden
- Off road parking and garage
- Bright and airy rooms
- Moments from transport and shops
- Quiet and peaceful location

17 Claremont Road  
Surbiton  
Surrey  
KT6 4QR

[www.humphreyandbrand.co.uk](http://www.humphreyandbrand.co.uk)  
02083991888  
[sales@humphreyandbrand.co.uk](mailto:sales@humphreyandbrand.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements