

BRAND NEW CONTEMPORARY HOME LOCATED CLOSE TO AMENITIES

3A AKERMAN ROAD, SURBITON, SURREY, KT6 5NS



FANTASTIC OPEN PLAN LIVING SPACE

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SURREY, KT6 5NS

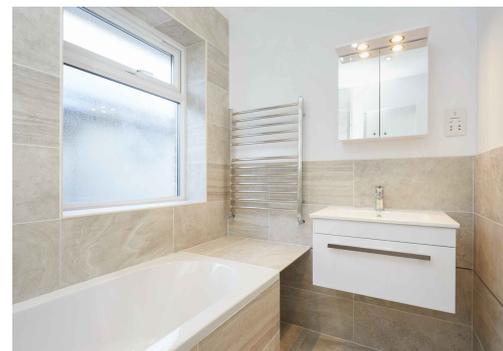
Open plan kitchen/dining/living room
♦ 2 bedrooms ♦ Bathroom ♦ Guest
cloakroom ♦ Garden ♦ Off-street parking ♦
SAP EPC = B

Location

The property is located just 0.5 miles from Surbiton station which provides a regular and direct rail service to London Waterloo with journey times of only 17 minutes. Surbiton High Street is also just 0.5 miles away and offers a good range of shops, bars, restaurants, and amenities, with further extensive shopping and amenities just 1.5 miles away in Kingston-upon-Thames. Central London (about 13 miles) can be accessed by car via the A3 and London Heathrow airport is about 12 miles away. The area is very popular with families and there is an excellent selection of schools available at all age levels, both in the state and private sector

Descriptive

This brand new home has been designed and built to an excellent standard. The ground floor accommodation boasts a bright open plan living space filled with natural light and benefiting from engineered wood flooring with under floor



heating. The kitchen is fitted with a range of stylish white gloss wall and base mounted cabinetry, Corian worktops, central island and integrated appliances including induction hob and wine cooler. Bi-fold doors open onto the garden at the rear creating a wonderful indoor/outdoor living space. A guest cloakroom and under stairs storage completes the accommodation on this floor. On the first floor you will find 2 bedrooms. Both bedrooms benefit from built in wardrobes with built in feature lighting, and the master boasts French doors with Juliette balcony. The bedrooms are served by a contemporary family bathroom. Extra storage space, also with feature lighting, can be found on the landing as well as access to a boarded loft with Velux window.

Externally there is a garden to the rear which has a paved patio and a lawn area. To the front there is off-street parking for 1 car.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

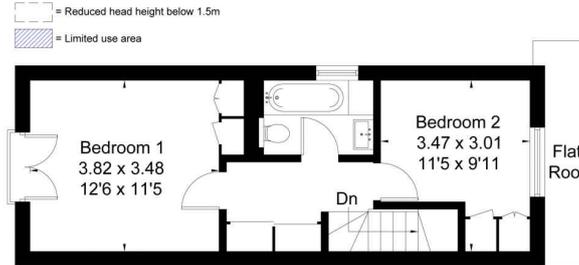
Viewing

Strictly by appointment with Savills.

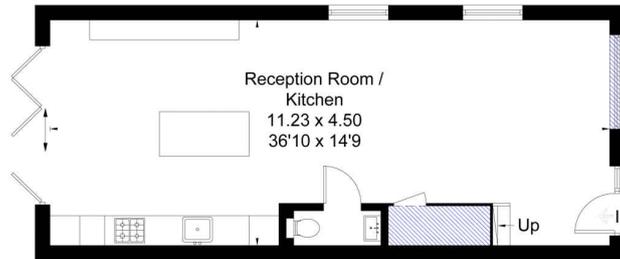


FLOOR PLANS

Approximate IPMS2 Floor Area = 84.5 sq m / 909 sq ft
 Limited Use Area = 2.0 sq m / 21 sq ft
 For identification only. Not to scale.
 © Fourwalls Group



First Floor



Ground Floor

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 Esher@savills.com

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savills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	