



Substantial and beautifully presented family home

77 Queens Drive, Surbiton, Surrey KT5 8PP

Freehold



Open plan kitchen/dining/family room • Reception room
• Study • 4 bedrooms • 2 bathrooms • Garden office •
Garden • Off-street parking

Local information

Located just 0.7 miles from Berrylands Station which provides a regular and direct service to London Waterloo from 31 minutes. Surbiton Station is 1.2 miles away providing a faster service to London Waterloo in just 17 minutes. Surbiton has a vibrant centre with a wide range of shops, bars, restaurants and other amenities. The area is very popular with families as there is an excellent selection of schools available. The popular Green Lane Recreational public open space and Berrylands Nature Reserve are also close by providing a lovely setting for walking or bike rides.

About this property

This attractive 1920's built home presents beautifully and offers well balanced accommodation ideally arranged for modern day family living. The ground floor comprises a fantastic open plan kitchen/dining/family area to the rear of the property boasting bi-folds doors which open directly to the garden and floods the room with an abundance of natural light. Attractive herringbone wood flooring is laid throughout the space and the family area features a wood burning stove. The kitchen is fitted with stylish cabinetry, a breakfast island and a range of integrated appliances. Further ground floor accommodation includes a reception room to the front with bay window and working gas fire, a study also with front aspect, and a utility room with guest cloakroom.

On the first floor you will find four well proportioned bedrooms. These are served by a well appointed family bathroom and separate shower room with twin basins.

Externally, to the front, there is a large driveway providing off-street parking. To the rear is a beautifully landscaped garden boasting an array of mature trees and shrubs creating a private and secluded setting. There is a fantastic garden room at the very rear which is a versatile space with power and light and is currently used as a games room. A paved patio directly behind the house provides the perfect spot for al fresco dining and entertaining.

Tenure

Freehold

Local Authority

The Royal Borough of Kingston Upon Thames

EPC rating = C

Viewing

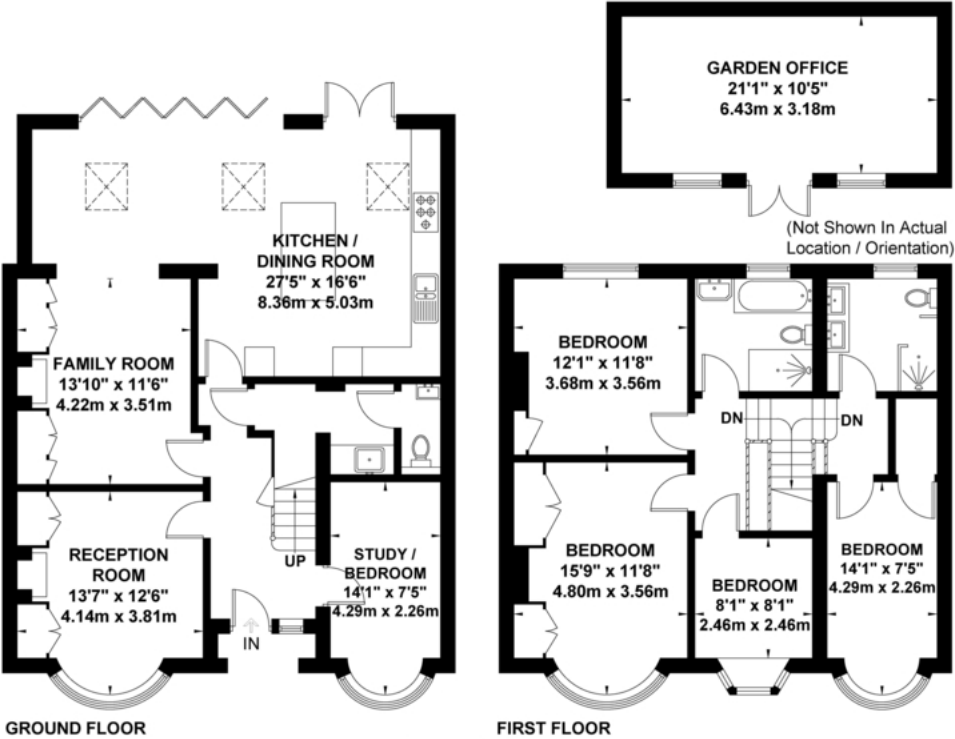
Strictly by appointment with Savills





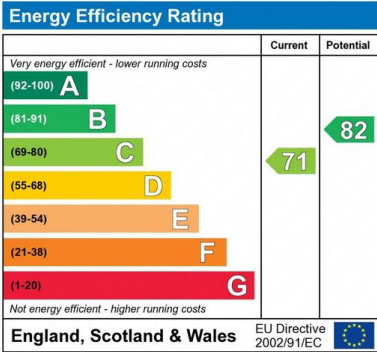
Queens Drive, Berrylands

Approximate Gross Internal Area = 161.6 sq m / 1739 sq ft
Garden Office = 20.6 sq m / 222 sq ft
Total = 182.2 sq m / 1961 sq ft



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