



Period property with accommodation over three floors

13 Worthington Road, Surbiton KT6 7RU

Freehold

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Reception room • Kitchen / dining / family room • 3 bedrooms • 2 bathrooms (one en suite) • Garden

#### Local information

This property benefits from being located between both Tolworth and Surbiton.

Surbiton centre is around 0.9 miles and offers a wide range of shops, bars, restaurants and other amenities. Tolworth Broadway is also conveniently close by and again also offers a wide range of amenities. Both Surbiton and Tolworth mainline stations, which offer regular services to London Waterloo in 17 and 33 minutes respectively, are 0.9 and 1.1 miles away respectively.

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.

#### About this property

This charming mid-terraced period property offers both an immaculate and stylish interior with a wonderful and balanced layout ideal for family living.

You are welcomed into the entrance hall with a useful storage cupboard. The sizeable reception room enjoys front aspect views via a large bay window, feature fireplace with bespoke built in cabinetry either side, a lovely wooden floor and plantation shutters. The kitchen has ample units with granite worktops and a dining area adjacent which again boasts a charming fireplace. This opens to the fantastic light-filled family room with double doors

providing direct garden access.

The first floor comprises of two spacious bedrooms both with period fireplaces and an ultra-modern family bathroom.

The second floor features the generously sized principal bedroom suite which enjoys a Juliette balcony and Velux windows which further fill this room with natural light and there is also useful eaves storage. The en suite shower room boasts a large walk in shower.

Externally to the rear the west facing garden is mainly laid to lawn but also includes a terraced area directly behind the property, ideal for al fresco dining, and a wooden shed. Additional access to the rear garden is provided via a pathway located adjacent to the neighbouring property which leads to a gate at the bottom of the garden. A paved area with two established bay trees makes for an attractive frontage.

#### Tenure

Freehold

#### Local Authority

Kingston upon Thames

#### Viewing

Strictly by appointment with Savills



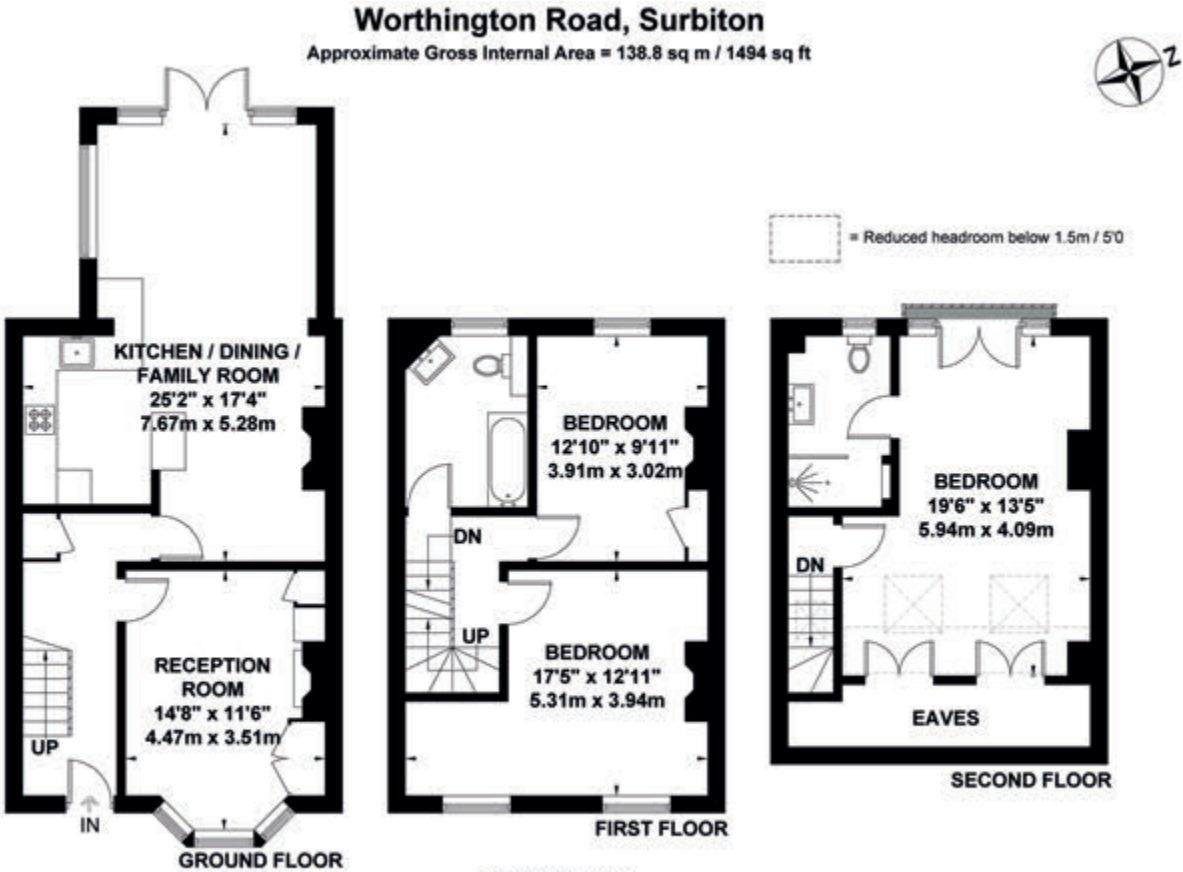




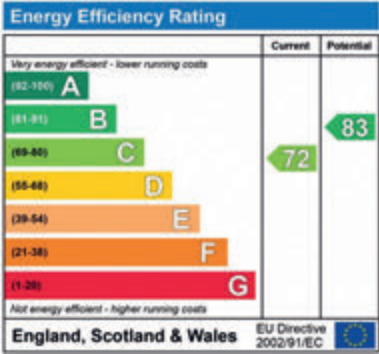


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