

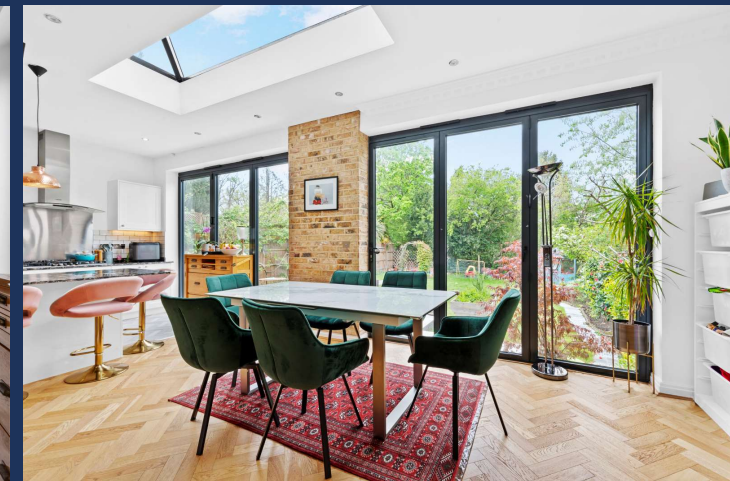
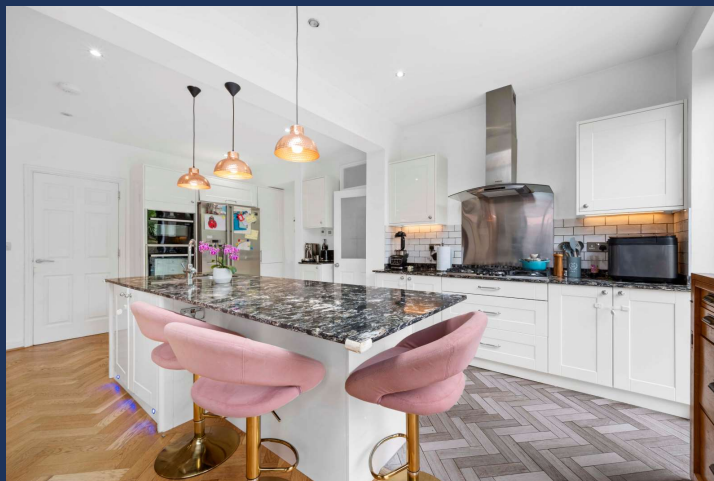
Hawes & Co



The Ridings, Surbiton, Surrey

£1,395,000 Freehold

- Detached
- Modernised throughout.
- Further development potential (STP)
- Four bedrooms
- Driveway for multiple vehicles
- Good size garden
- EPC: D



Nestled near Surbiton town centre and Surbiton station, with Berrylands Station just a short stroll away, The Ridings boasts a prime location. The area is renowned for its excellent schools, both private and state, and provides effortless access to the A3.

This impressive 1930s residence combines contemporary living with expansive entertainment areas and a range of upscale fixtures and fittings. From dimmable downlights to a spacious double American-sized fridge/freezer, a separate utility room, and an

electrically operated garage door, every detail exudes luxury and functionality.

Upon entering through the grand entrance door, guests are welcomed by the striking entrance hall, adorned with hardwood herringbone flooring that extends throughout the ground floor. Towards the rear of the property, a stunning open-plan living room seamlessly connects with the modern kitchen/dining area, offering uninterrupted views of the garden through full-length bi-fold doors. Flooded with natural light from a large skylight, and featuring underfloor heating, this space is

perfect for entertaining or family gatherings. Additionally, convenient access to a utility room and WC enhances practicality.

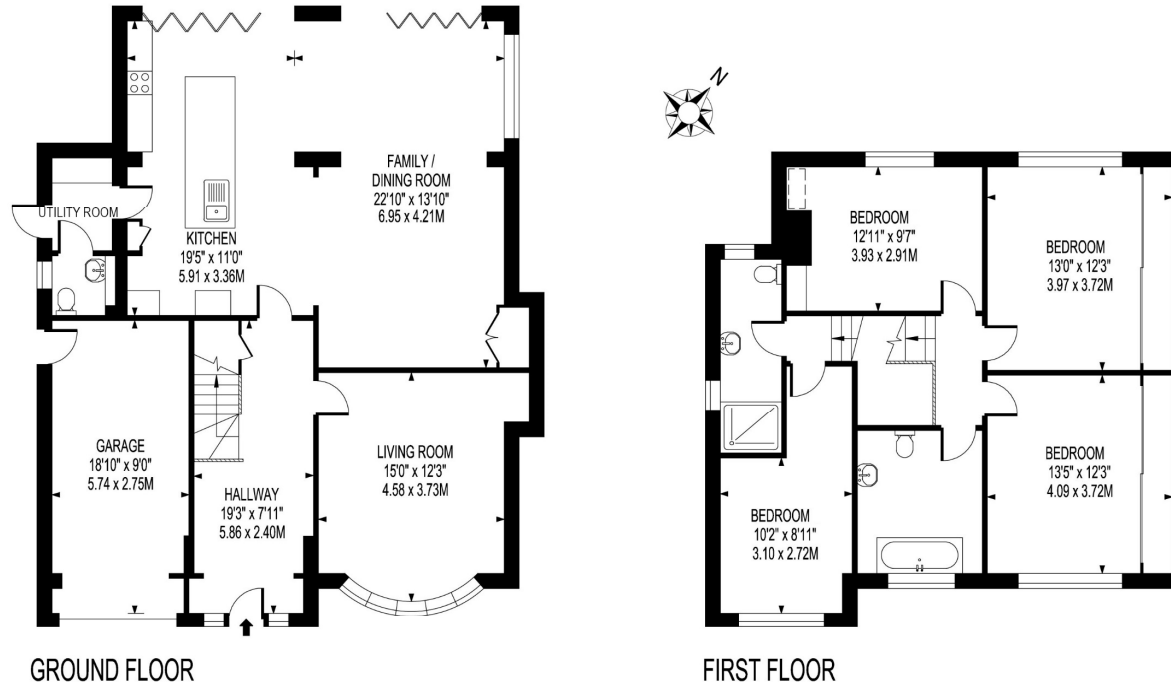
Adjacent to the hall, a private reception room at the front of the house boasts an attractive bay window and a feature panelled wall, adding to the home's charm.

Ascend the elegant wooden staircase to discover four impressive bedrooms. Off the landing, a spacious modern family bathroom awaits, complete with a luxurious free-standing roll-top bath and finished to the highest standards with



The Ridings

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1715 SQ FT- 159.30 SQ M (EXCLUDING GARAGE)
 GARAGE AREA : 173 SQ FT- 16.10 SQ M
 TOTAL AREA : 1888 SQ FT- 175.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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