

Douglas Road, Surbiton, KT6

£850,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

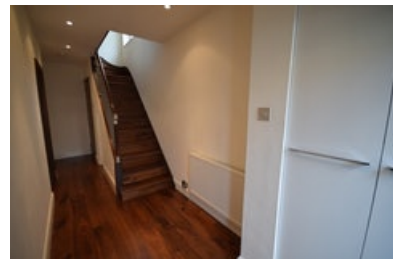
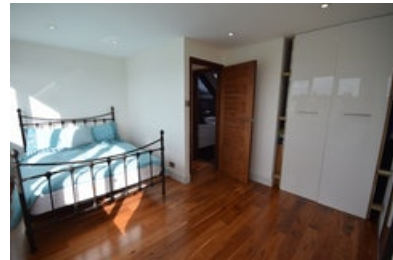
Housesimple is pleased to present to the market this 4 bedroom semi detached house for sale in Surbiton This property consists of a Kitchen/Diner, Reception room and WC to the ground floor. 3 Bedrooms and a family bathroom to the first floor Bedroom and bathroom to the second floor. Further

Key features:

- 4 Bedrooms
- 3 Stories
- Large Open Plan Kitchen/Living room
- Generous Size Rear Garden
- Off Street Parking
- Local Schools and Amenities
- Viewing highly advised

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band D (£1477.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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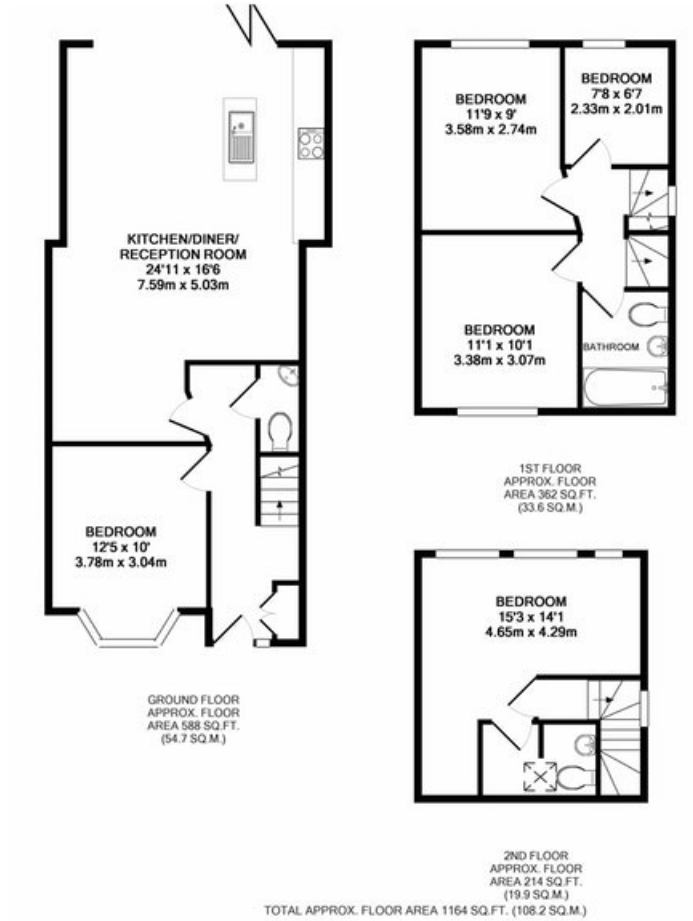
3 Bedrooms and a family bathroom to the first floor

Bedroom and bathroom to the second floor.

Further benefits include off street parking for 2 vehicles, a generous size rear garden with decking area perfect for outside dining

Contact Housesimple today to arrange a viewing

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

11, Douglas Road,
SURBITON,
KT6 7RZ

Dwelling type: Semi-detached house
Date of assessment: 12 October 2009
Date of certificate: 12 October 2009
Reference number: 9128-6983-6280-6581-5014
Total floor area: 69 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (91-100) A			Very environmentally friendly - lower CO ₂ emissions (91-100) A
(81-90) B			(81-90) B
(71-80) C			(71-80) C
(61-70) D			(61-70) D
(51-60) E			(51-60) E
(41-50) F			(41-50) F
(31-40) F			(31-40) F
(21-30) F			(21-30) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	829 kWh/m ² per year	751 kWh/m ² per year
Carbon dioxide emissions	8.7 tonnes per year	7.9 tonnes per year
Lighting	£76 per year	£36 per year
Heating	£1,216 per year	£1,121 per year
Hot water	£92 per year	£92 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

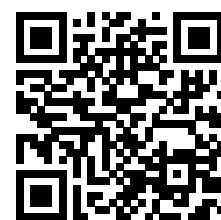
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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MISREPRESENTATION ACT, 1967.

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