



112 Red Lion Road, Surbiton, Surrey KT6 7QN

£625,000

A three bedroom semi-detached house located between Tolworth and Surbiton within walking distance of local shops and transport links. The property is double glazed and offers scope to extend to rear and loft (subject to planning). Offered for sale with no onward chain the property includes: downstairs cloakroom, lounge, dining room, kitchen, three bedrooms and family bathroom. Outside there is a patio and lawned rear garden with covered pergola and double garage (no vehicle access) and off street parking for one car to the front of house.

Covered Entrance

Outside light and front door to property.

Hallway

Radiator, under stairs cupboard, tiled flooring.

Cloakroom

Wash hand basin, wc, double glazed window, tiled flooring and tiled walls.

Lounge

12'7 x 10'11 (3.84m x 3.33m)

Double glazed bay window, radiator, exposed brick fireplace.



Dining Room

12'11 x 10'11 (3.94m x 3.33m)

Double glazed doors to garden, radiator, exposed brick fireplace.



Kitchen

9'5 x 7'1 (2.87m x 2.16m)

Tiled flooring, double glazed window, work surfaces with base and wall units, tiled walls, sink and drainer, inset gas hob with extractor above and oven below, space for washing machine, space for fridge/freezer, door to side, space for dishwasher.



First Floor Landing

Double glazed window, loft hatch to roof space and pull down ladder.

Bedroom One

11'0 x 10'11 (3.35m x 3.33m)

Double glazed front window, radiator, fitted wardrobes and linen cupboard.



Bedroom Two

13'0 x 10'11 (3.96m x 3.33m)

Double glazed rear window, fitted wardrobes, radiator.



Bedroom Three
 9'8 x 7'5 (2.95m x 2.26m)
 Double glazed rear window, radiator.



Bathroom
 Tiled flooring and tiled walls, wc, bidet, wash hand basin, panel enclosed bath with shower screen and wall mounted shower, double glazed window, heated towel rail.



Rear Garden
 Patio area with side access and outside tap, mainly lawned garden edged with flower and shrub borders, hardstanding to rear with timber shed, covered pergola and grape vines.

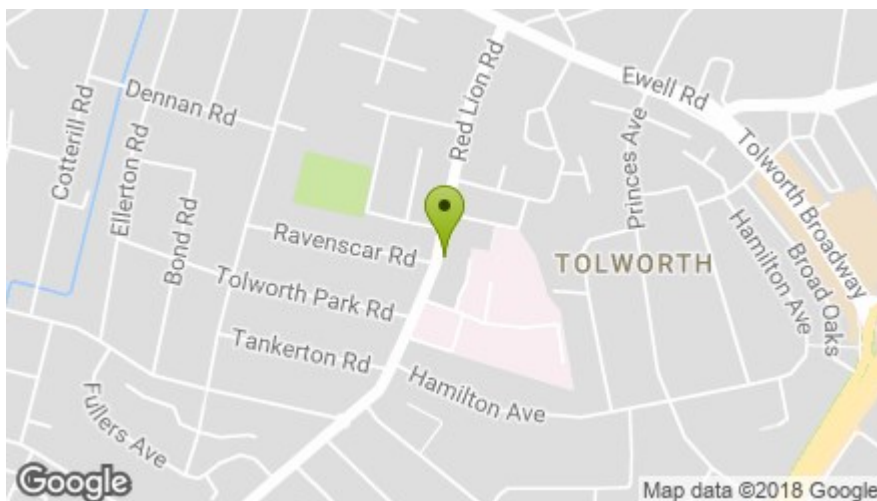


Double Garage
 18'3 x 16'1 (5.56m x 4.90m)
 Power points and lighting. NOTE: there is no vehicle access to garage and is for storage only.
 Off street parking for one car to the front of house.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (02 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



The Particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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