



## 142 KNOLLMEAD

SURBITON, KT5 9QW

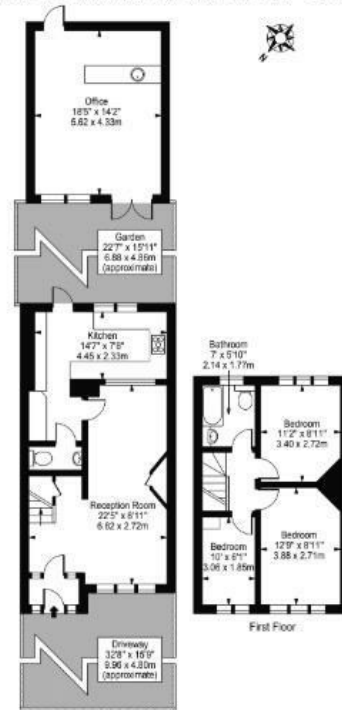
£565,000

A well-presented and extended 3-bedroom mid-terrace family home located in the highly sought-after KT5 postcode. Just minutes' walk to Ofsted Outstanding and Good schools, and only 8 minutes to both Malden Manor and Tolworth train stations, this home offers excellent connectivity, space, and strong school catchment appeal, making it ideal for families and commuters alike.

The first floor features three bedrooms, a family bathroom with a shower over the bath, and access to loft storage space, perfect for seasonal items or potential future conversion. On the ground floor there is a spacious living room with a dedicated dining area, a bright fully fitted kitchen with ample storage, and a convenient downstairs WC for guests.

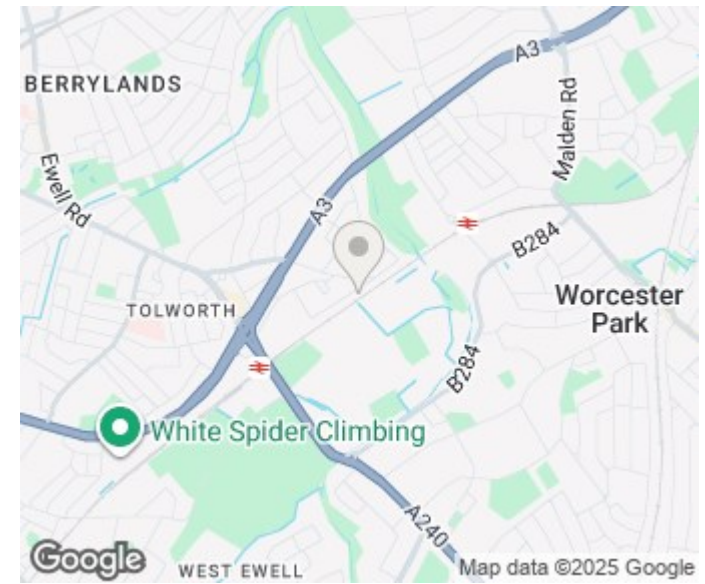
**Hemmingfords**

Knollmead, KT5 9QW  
Approx. Gross Internal Area 857 Sq Ft - 79.61 Sq M  
(Excluding Office)  
Approx. Gross Internal Area Of Office 262 Sq Ft - 24.33 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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