

Butler's

thoughtful estate agency



Tala Close
Surbiton, KT6 7EY

Guide price £400,000



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GUIDE PRICE £400,000 - £425,000 The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central but quiet location, yet right in the hustle and bustle where everything is at your fingertips?

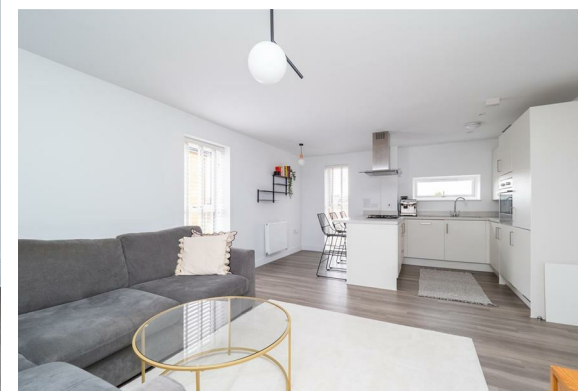
At Colthurst House, you can have it all, being in such a convenient location, with the added lustre of being in a block that is only around 5 years old. Unusually for a property as modern as this, there is also the fantastic benefit of having allocated parking and no onward chain.

Inside, this modern apartment will impress with its amazing open plan layout in the double aspect kitchen/living/dining area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now!

When it's time to relax, you'll be pleased to find that both bedrooms are generous sizes (the master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your beds and wardrobes in both the rooms! Kids, guests, flat mate or home office - nobody will be disappointed.

Finishing off this wonderful home is a fabulous modern bathroom serving all the rooms, so all you need to do is just unpack your bags and move in.

Do you like to entertain or have children? We've got great news! The property doesn't just have a private balcony, but also communal grounds to sample some fresh air. If you yearn for something even larger, there is an excellent selection of open green spaces close by, along with Tolworth Station being just a few minutes walk away.





FIRST FLOOR

Hallway

Open Plan Kitchen/Living/Dining Room

20'7 x 14'1 (6.27m x 4.29m)

Master Bedroom

13'7 x 10'6 maximum (4.14m x 3.20m maximum)

En-Suite

6'6 x 5'1 (1.98m x 1.55m)

Bedroom

13'7 x 6'10 (4.14m x 2.08m)

Bathroom

6'8 x 6'1 (2.03m x 1.85m)

OUTSIDE

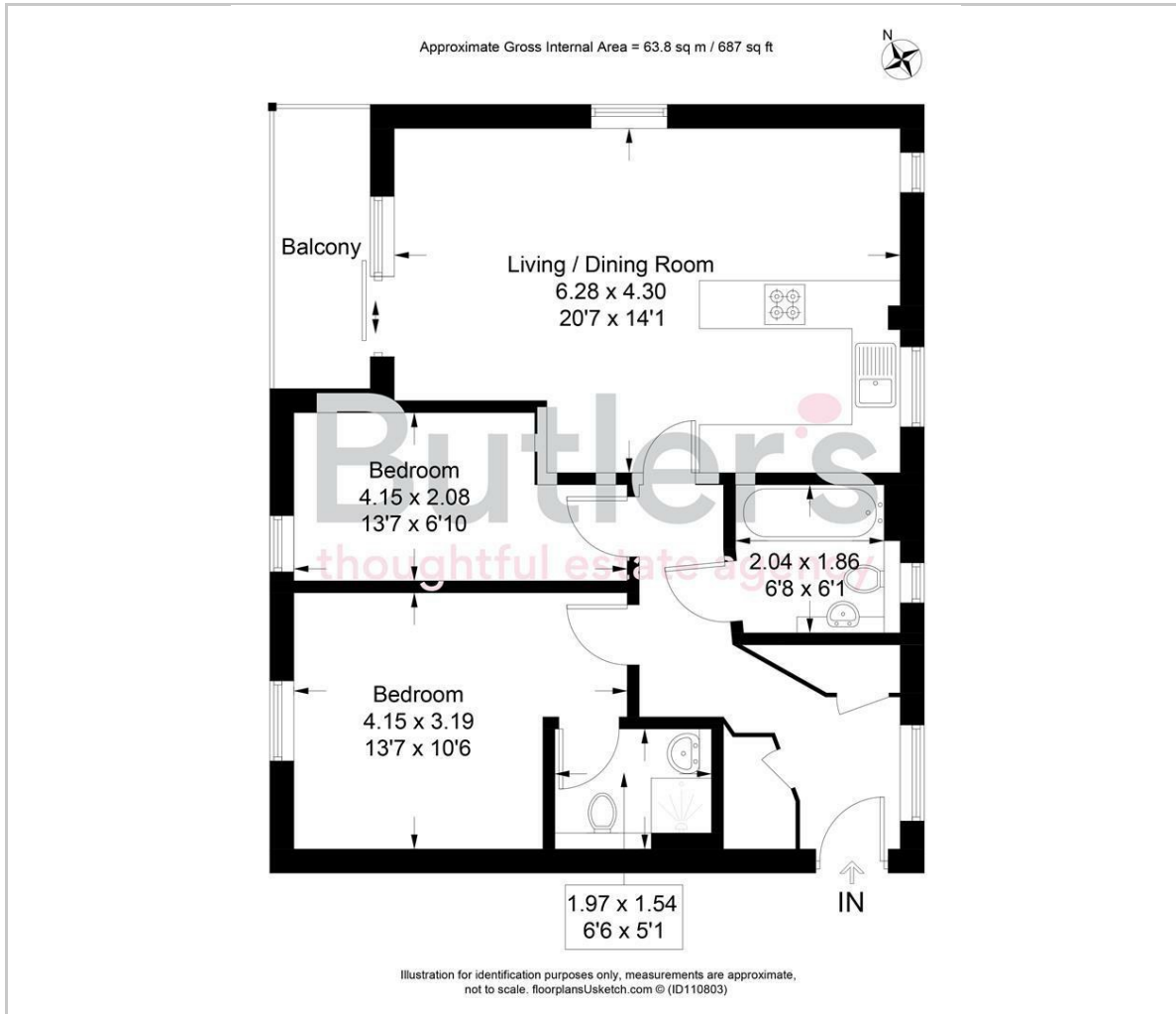
Private Balcony

Allocated Parking

Communal Grounds



Floor Plan



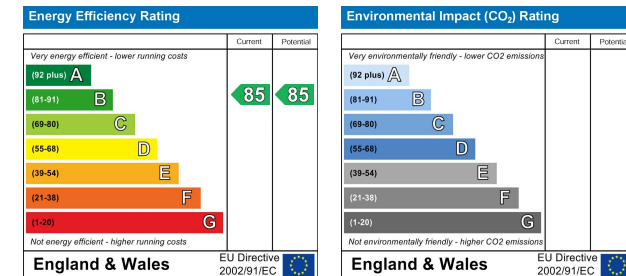
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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