



Ronelean Road, Surbiton, KT6 7LJ

welcome to

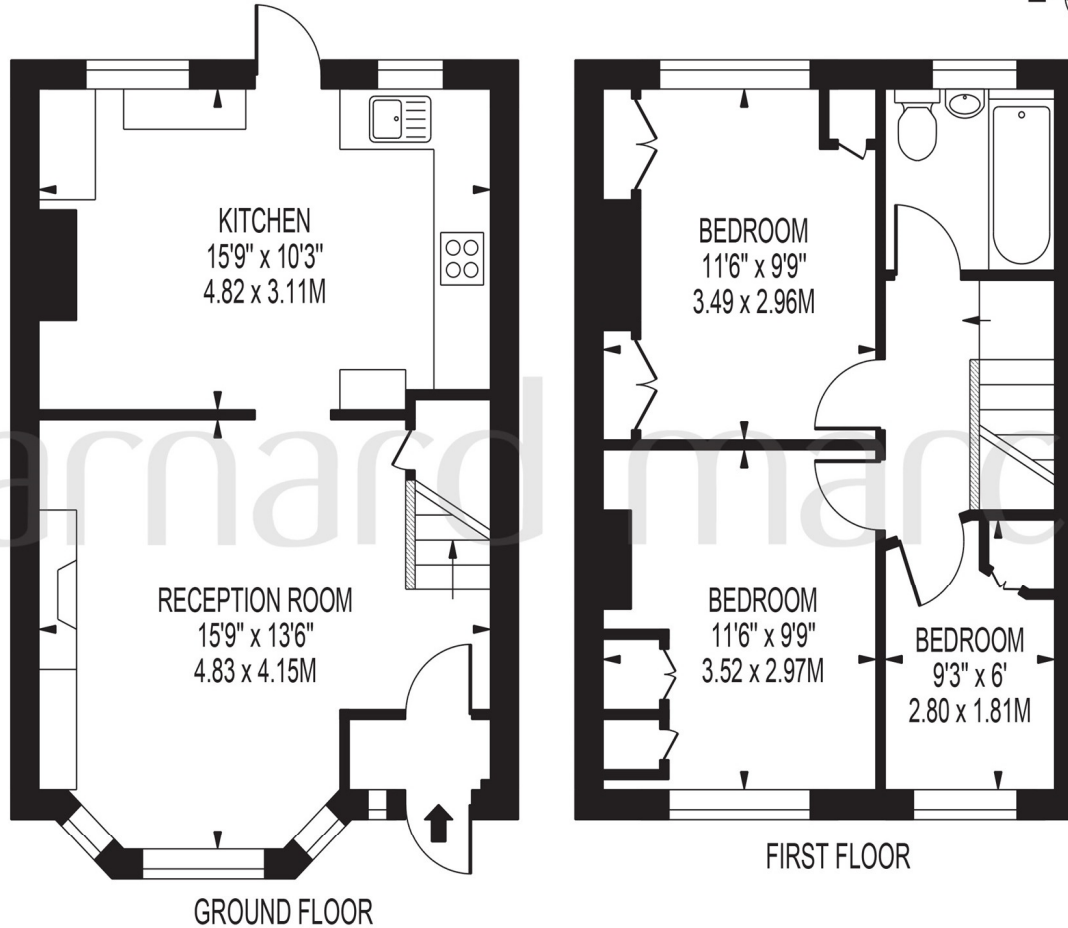
Ronelean Road, Surbiton

This three bedroom mid-terrace home resides just 0.1 miles from Tolworth Girls School whilst also benefiting from an equal distance to Tolworth & Chessington North Rail Station.



RONELEAN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 738 SQ FT - 68.57 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

This three bedroom mid-terrace home resides just 0.1 miles from Tolworth Girls School whilst also benefiting from an equal distance to Tolworth & Chessington North Rail Station making it perfect for those with young families as well as those who commute.

The heart of the home lies within the airy living space that adjoins the vast kitchen/dining area. Subject to planning permission, the kitchen/dining area could be extended & transformed into a wonderfully sizable area to be enjoyed by large families & or those who like to entertain. The kitchen area also grants direct access to the approximate 75 ft rear garden.

Completing this exciting home are two large double bedrooms, one of which comes with a large amount of built in storage, as well as a practically sized third bedroom & a three piece family bathroom.

With the additional benefits of a chain free sale & off street parking; this property requires immediate inspection to avoid disappointment.

welcome to

Ronelean Road, Surbiton

- Three Bedrooms
- Chain Free
- Off Street Parking
- 75ft Approx Rear Garden
- 0.1 Miles To Tolworth Girls School

Tenure: Freehold EPC Rating: C

guide price

£450,000-£500,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUR108547](https://www.barnardmarcus.co.uk/Property/SUR108547)



Property Ref:
SUR108547 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)