



**Ronelean Road, Surbiton, KT6 7LL**

**welcome to**

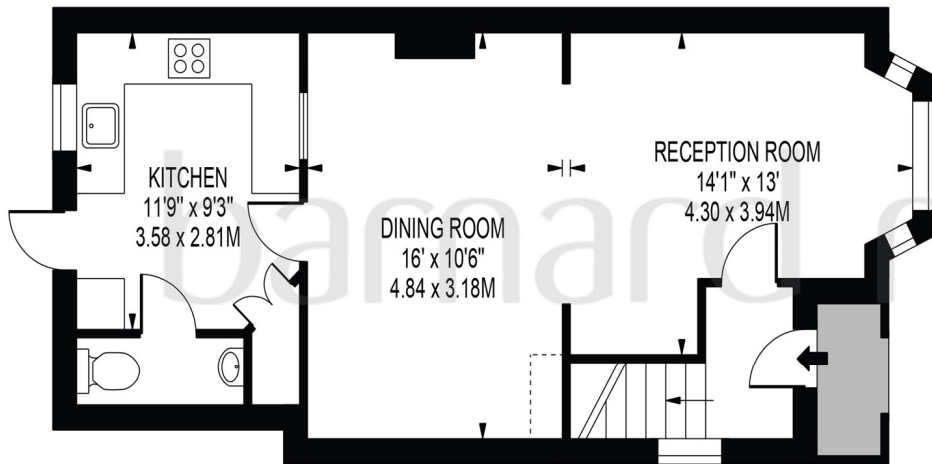
**Ronelean Road, Surbiton**

Offered to the market in an incredibly contemporary condition, this three bedroom semi detached home resides just 0.8 Miles from Tolworth Rail Station whilst further benefiting from a rear extension as well as off street parking.

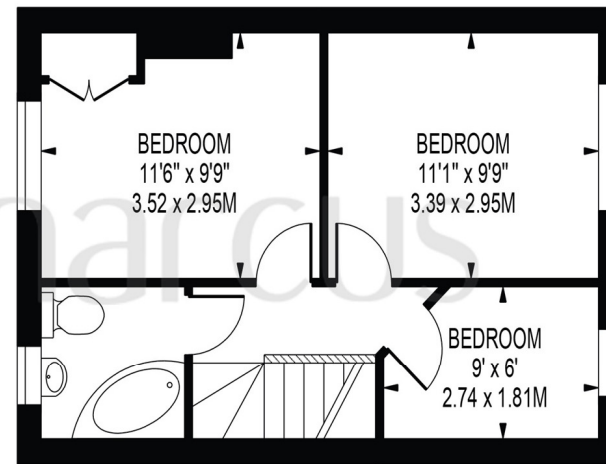


# RONELEAN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 854 SQ FT - 79.33 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Located within an excellent school catchments for popular primary/secondary schools, this three bedroom semi detached home spans a sizable 854 sq ft of stylish living accommodation whilst the location further benefits from a short distance of 0.8 miles from Tolworth Rail Station.

The heart of the home lies within the vast open plan lounge and dining area. The rear of the property has been extended offering a modern kitchen with ample amount of storage and counter space. The garden is accessed from the kitchen and benefits from two patio areas.

Completing this outstanding home are three very well proportioned bedrooms with the master bedroom including built in wardrobe space and a modern three piece family bathroom.

With the additional benefits of off street parking, this property is certain to be popular so immediate inspection is advised to avoid disappointment.

welcome to

## Ronelean Road, Surbiton

- 3 bedrooms
- Semi detached
- Off street parking
- Well presented
- 0.8 miles to Tolworth

Tenure: Freehold EPC Rating: D

guide price

**£500,000 -£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108517](https://www.barnardmarcus.co.uk/Property/SUR108517)



Property Ref:  
SUR108517 - 0003

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