



Hook Rise North, Surbiton KT6 7JU

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welcome to

Hook Rise North, Surbiton

Located less than 0.5 miles to Tolworth Rail Station, this three double bedroom semi-detached home comes complete with an open plan living/dining space whilst also enjoying a 70 ft approx rear garden as well as drive way & garage.

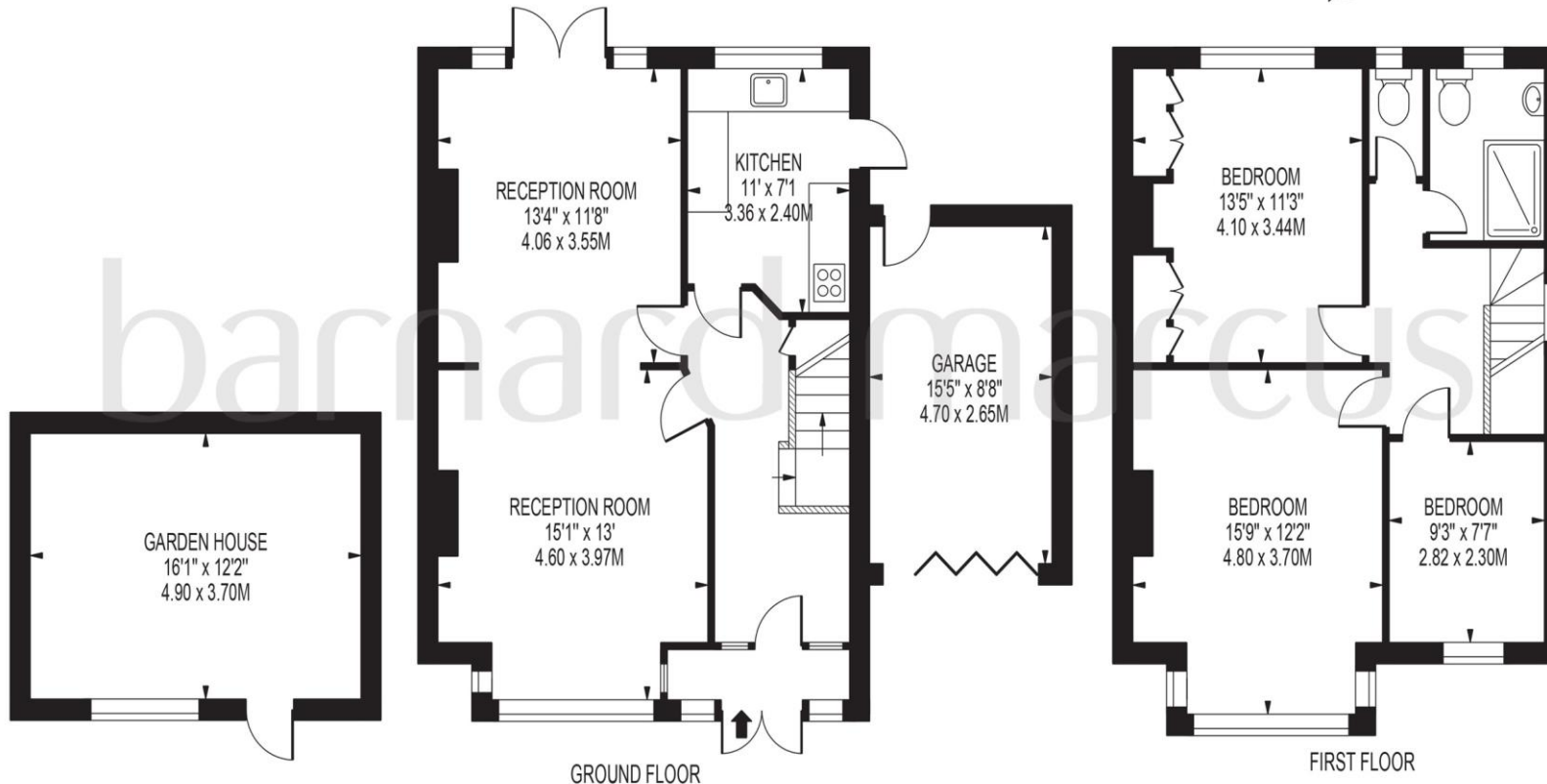


HOOK RISE NORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1123 SQ FT - 104.34 SQ M
(EXCLUDING GARAGE & GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 134 SQ FT - 12.46 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARDEN HOUSE: 195 SQ FT - 18.13 SQ M



GROUND FLOOR

FIRST FLOOR

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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.
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Located less than 0.5 miles to Tolworth Rail Station, this three double bedroom semi-detached home also falls within the catchments for a variety of good to outstanding primary & secondary schools making it perfect for those with young families.

The heart of the home lies within the vast & airy living/dining area that given its orientation enjoys natural light through out the whole day. Adjoining is the practically sized kitchen that along with the living/dining space grants access to the 70 ft rear garden. Completing the ground floor is a sizable garage that has the potential to be converted in to a variety of different functions.

The top floor of this wonderful home consist of three double bedrooms as well as a separate toilet & bathroom. The roof has also been restored in 2017 with an ample amount of extension potential (STPP).

With the additional benefits of a drive way, this property demands immediate inspection to avoid disappointment.

welcome to

Hook Rise North, Surbiton

- Three Double Bedrooms
- Semi-Detached
- Open Plan Living/Dining
- Garage
- 70 Ft Approx Rear Garden

Tenure: Freehold EPC Rating: Awaited

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUR108697 - 0003

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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)