



Surbiton Hill Road, Surbiton, KT6 4TP

welcome to

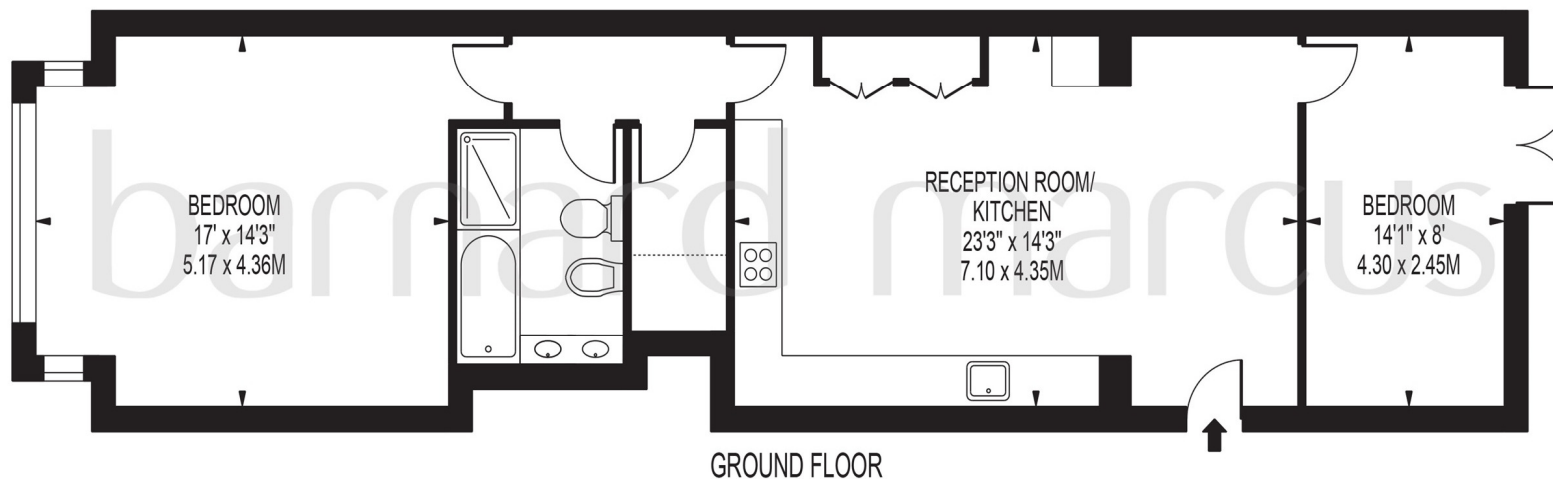
Surbiton Hill Road, Surbiton

Hidden just 0.4 miles from Surbiton rail station & just a short distance from Kingston town centre; this ground floor two double bedroom is offered to the market chain free with the additional benefits of a long lease, private garden as well as a share of freehold.



SURBITON HILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 838 SQ FT - 77.84 SQ M



GROUND 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.

Hidden just 0.4 miles from Surbiton rail station & just a short distance from Kingston town centre; this ground floor two double bedroom offers an excellent location for commuters whilst also falling within the catchments for popular primary & secondary schools making it perfect for young families.

The heart of the home lives within the vast living/dining/kitchen area. The kitchen comes complete with a variety of integrated appliances as well as benefiting from an ample amount of storage & counter top space. The remaining space is incredibly versatile lending itself to a variety of different functions depending on preference.

The first of the double bedrooms adjoins the living room & has double doors that lead on to the sizable private gardens. On the opposite side of the property is the stylish six piece bathroom that includes walk-in shower, bathtub, his & her sink as well as toilet & bidet.

Completing this rare to market home is an enormous master bedroom that enjoys exceptionally high ceilings as well as large sash windows.

With the additional benefit of permitted on street parking, this home demands immediate inspection.

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- Two Double Bedrooms
- Ground Floor Maisonette
- Share Of Freehold
- Chain Free
- Private Garden
- On Street Residents Permit
- Long Lease
- Six Piece Bathroom

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108729



Property Ref:
SUR108729 - 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.

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barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



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



barnardmarcus.co.uk