



barnard marcus

**Tolworth Rise South, Surbiton, KT5 9NJ**



**welcome to**

**Tolworth Rise South, Surbiton**

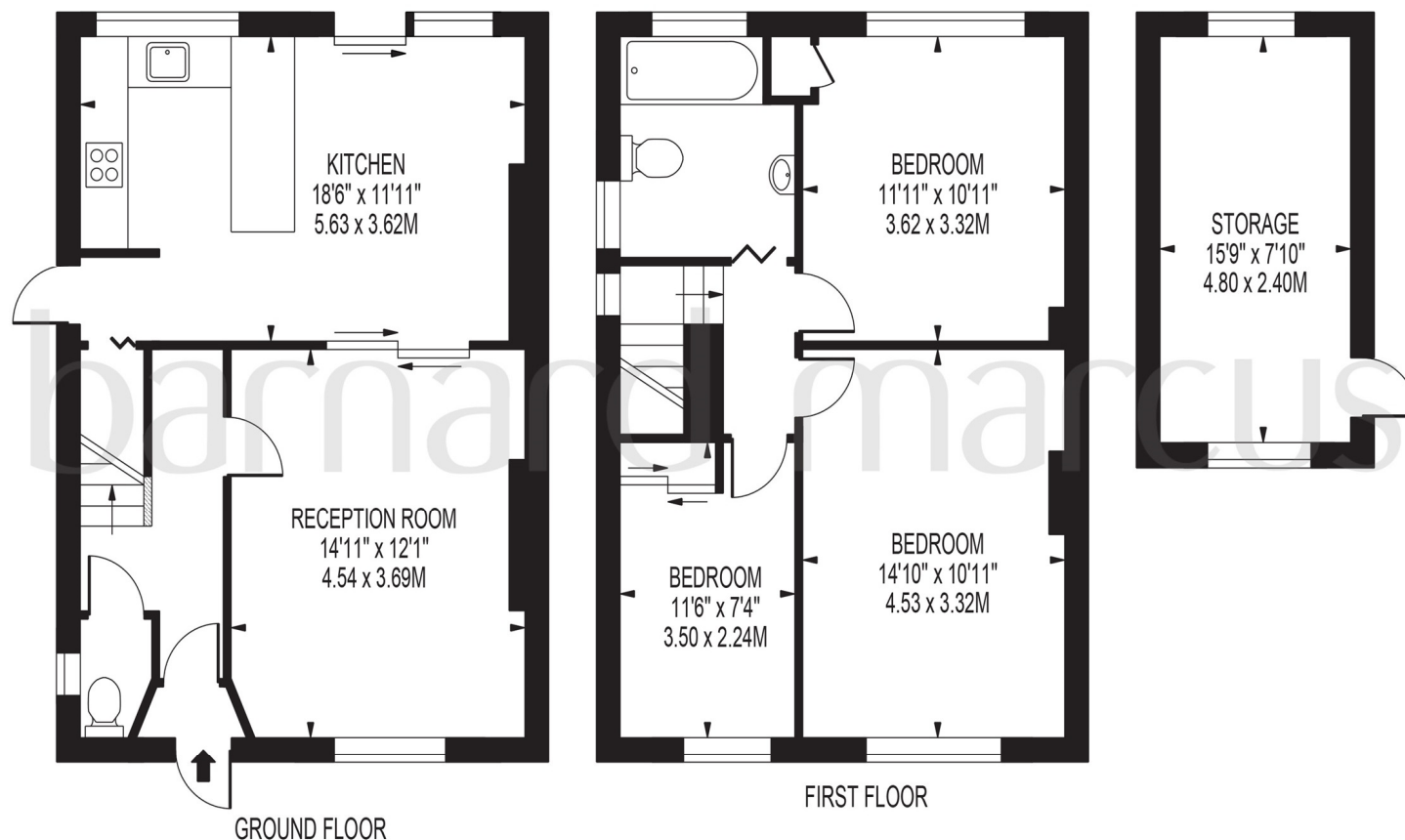
Located approximately 0.5 miles from Tolworth Station, this three double bedroom freehold semi-detached home also falls within the catchments for a variety of good - outstanding primary & secondary schools making it perfect for those with young families.



## TOLWORTH RISE SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1001 SQ FT - 92.96 SQ M  
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 124 SQ FT - 11.52 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.

The home opens with a wonderfully vast lounge that enjoys an unlimited amount of natural light through out the day. This space flows elegantly in to the equally spacious open plan kitchen/diner which enjoys a breakfast bar as well as an ample amount of storage. Direct access to the rear garden, which includes a large garage, is granted through the kitchen/diner whilst the ground floor is completed with a cloakroom/WC.

The top floor of this exciting home consists of three double bedrooms as well as a sizable three piece family bathroom.

With the additional benefit of a drive way, this home demands immediate inspection so contact Barnard Marcus today on 0208 390 8181 to arrange a viewing.

welcome to

## Tolworth Rise South, Surbiton

- Three Double Bedrooms
- Semi-Detached
- Open Plan Kitchen/Diner
- Drive Way
- Garage

Tenure: Freehold EPC Rating: D

guide price

**£625,000 - £650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108821](https://barnardmarcus.co.uk/Property/SUR108821)



Property Ref:  
SUR108821 - 0002

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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.



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