



**Agar Close, Surbiton KT6 7XF**



**welcome to**

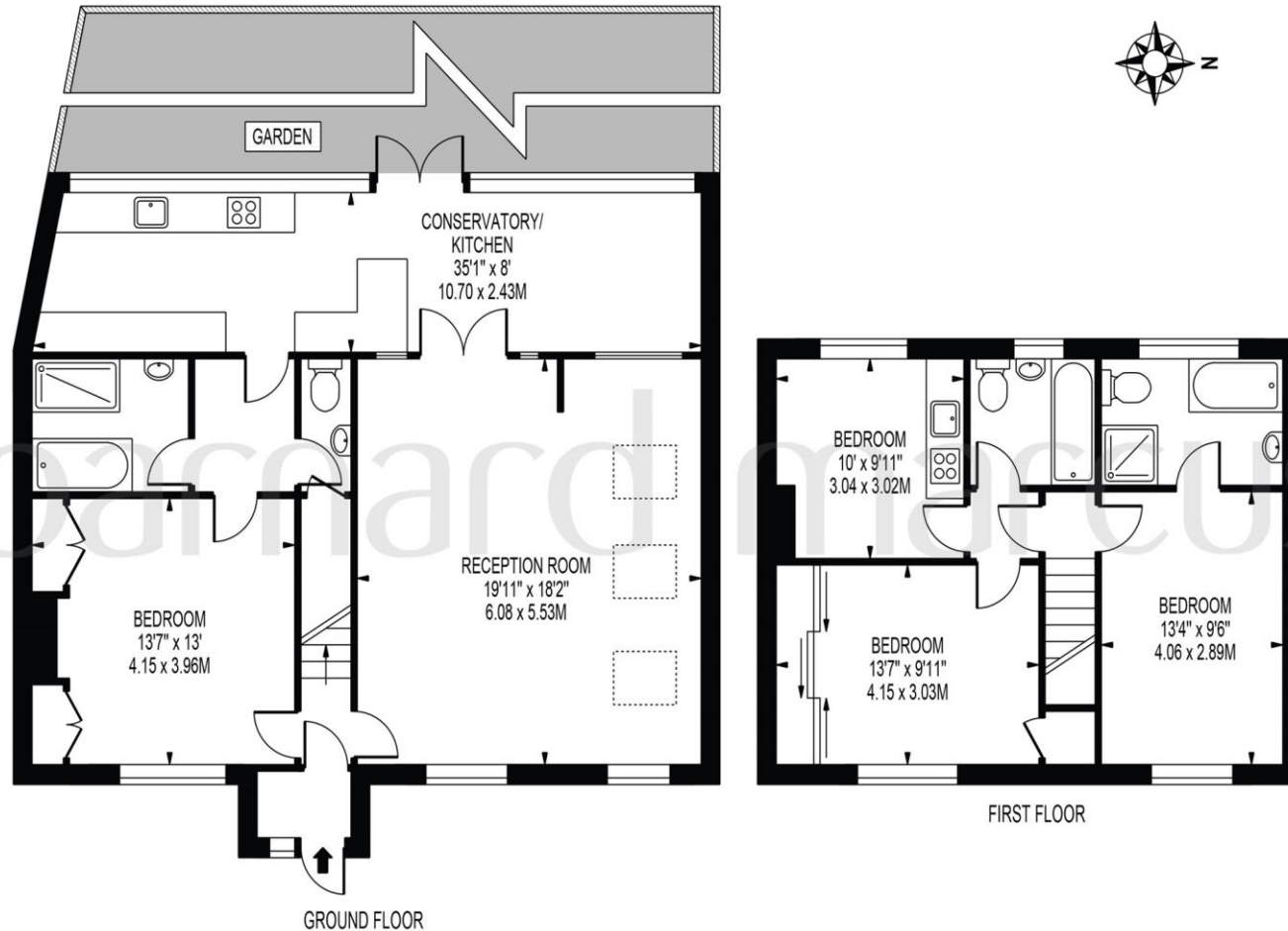
**Agar Close, Surbiton**

**\*\*Guide Price: £625,000 - £650,000\*\*** Located within a mile of Surbiton, Tolworth & Chessington North Rail Station as well as falling within the catchments for outstanding primary/secondary schools; this three bedroom semi-detached is offered to the market chain free.



## AGAR CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1534 SQ FT - 142.48 SQ M



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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 within a mile of Surbiton, Tolworth & Chessington North Rail Station as well as falling within the catchments for outstanding primary/secondary schools; this three bedroom semi-detached is offered to the market chain free making it perfect any keen buyers with young families.

The heart of the home lies within the vast reception room which given its orientation enjoys a tremendous amount of natural light throughout the day whilst making for the ideal family/entertaining room. The living space flows elegantly in to the equally spacious kitchen/diner which comes complete with breakfast bar as well as a variety of integrated appliances & storage.

Just through the french doors is the luscious west facing garden whilst the ground floor is completed by a separate living space, which is currently being utilised as a bedroom, with an adjoining Jack & Jill three piece bathroom plus separate WC.

The top floor floor consists of three double bedroom, the master of which enjoys a four piece en suite bathroom, as well as a three piece family bathroom. This property is certain to be popular so immediate inspection is advised.

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## Agar Close, Surbiton

- Three Double Bedrooms
- Semi-Detached
- Chain Free
- Three Bathrooms
- West Facing Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£625,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUR108828 - 0003

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**020 8390 8181**



[Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)



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



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