



Hook Road, Surbiton, KT6 5AH

welcome to

Hook Road, Surbiton

Excellently situated for access to the A3, this charming two bedroom first floor maisonette offers a well proportioned living space, a separate fitted kitchen and a private garden.

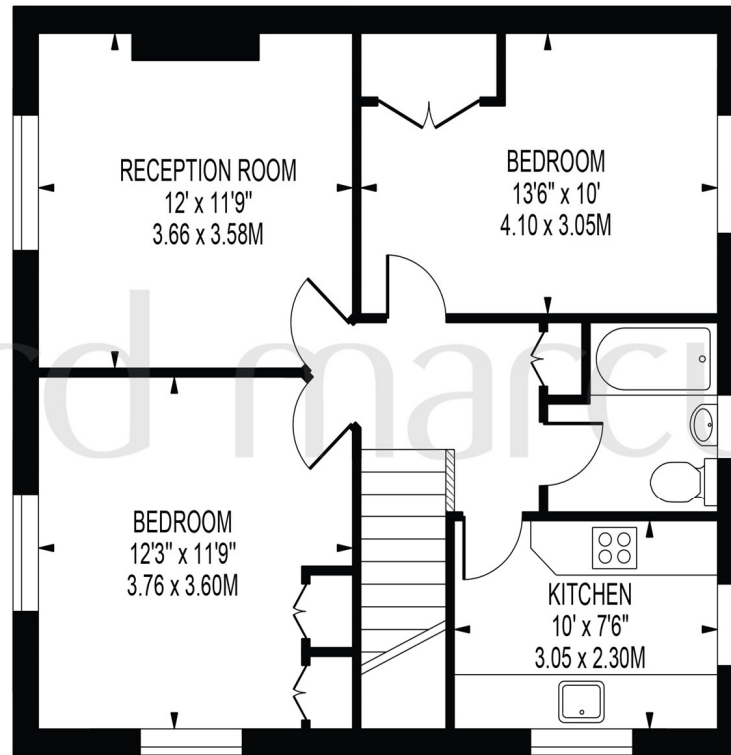
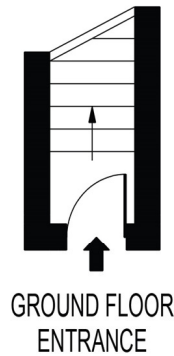
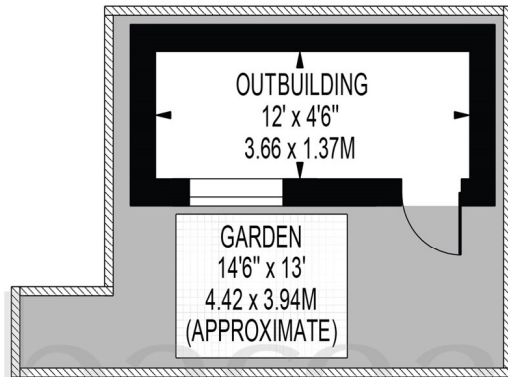


HOOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.65 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 54 SQ FT - 5.01 SQ M



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.

The generous accommodation comprises of an entrance hall with large storage cupboard, two bedrooms, a kitchen overlooking the garden, a bathroom with white suite and a lounge to the front. Further features include a generous loft space and double glazed windows.

Outside boasts a fence enclosed private rear garden.

Located in a quiet residential area, Hook Road is moments from the A3 offering fast routes in and out of London for motorists. A good range of shops and restaurants can be found in nearby Tolworth.

welcome to

Hook Road, Surbiton

- No Chain
- First Floor Maisonette
- Two Double Bedrooms
- Private Garden
- Close to Local Amenities

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000 - £375,000



view this property online [barnardmarcus.co.uk/Property/SUR108914](https://www.barnardmarcus.co.uk/Property/SUR108914)



Property Ref:
SUR108914 - 0003

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Please note the marker reflects the postcode not the actual property



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