



Hook Road, Surbiton, KT6 5AH

welcome to

Hook Road, Surbiton

Excellent 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.

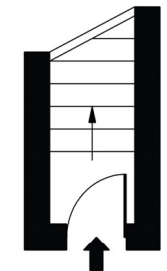
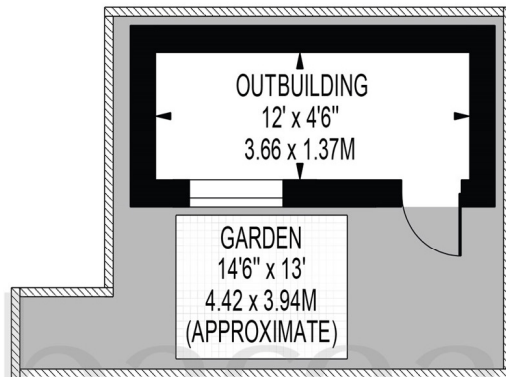


HOOK ROAD

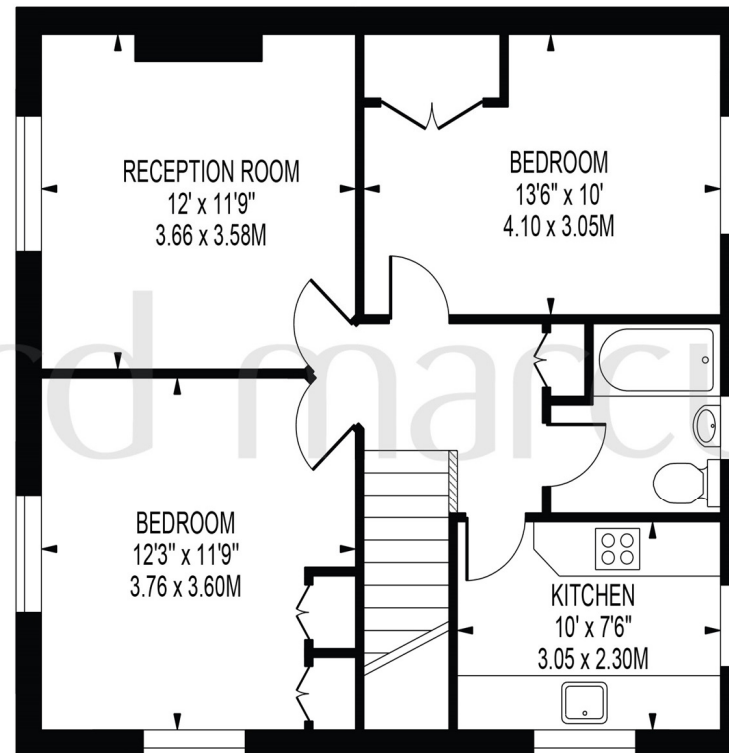
APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.65 SQ M

(EXCLUDING OUTBUILDING)

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



GROUND FLOOR
ENTRANCE



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

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

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

£325,000 - £350,000



view this property online barnardmarcus.co.uk/Property/SUR108914



Property Ref:
SUR108914 - 0004

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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Please note the marker reflects the postcode not the actual property



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