



**Tolworth Rise North, Surbiton KT5 9ET**

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**welcome to**

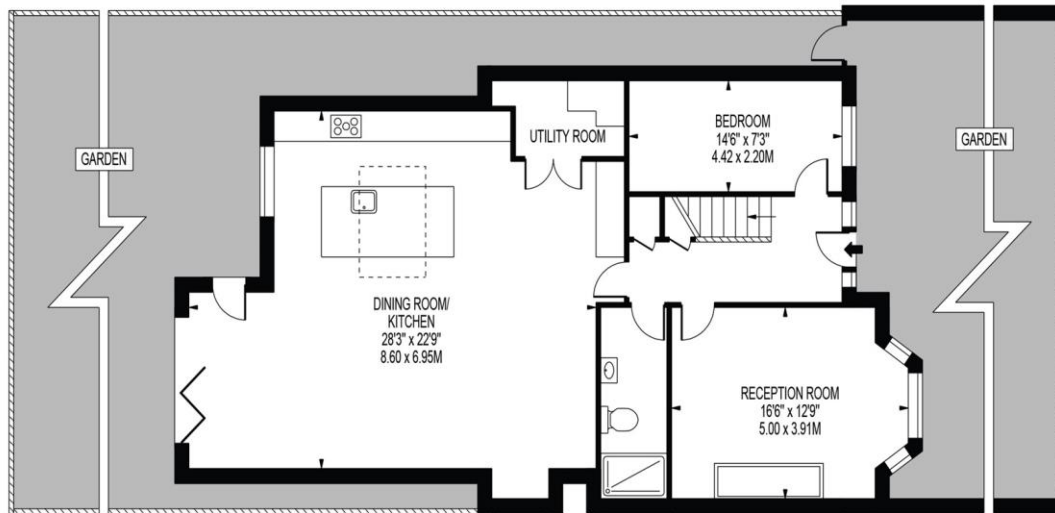
**Tolworth Rise North, Surbiton**

**\*\*Stamp Duty Contribution Available\*\*** With a short proximity to Berrylands Station & the A3; this 5 bedroom semi-detached home is offered to the market chain free with the additional benefits of spacious living/kitchen/diner as well as two bathrooms.



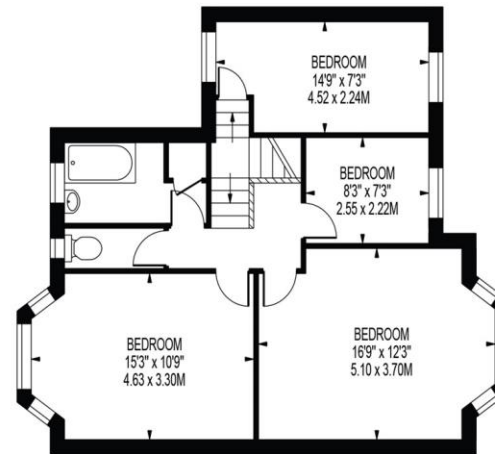
## TOLWORTH RISE NORTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1781 SQ FT - 165.47 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



FIRST FLOOR

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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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.

With a short proximity to Berrylands Station & the A3; this 5 bedroom semi-detached home is offered to the market chain free with large scope for extension potential subject to planning permission.

The heart of the home lies within the vast open plan living/kitchen/dining area. The kitchen comes with a variety of integrated appliances as well as an abundance of storage & utility room. This commodious space includes a large island that incorporates an ample amount of storage & power points whilst the rest of room allow an unlimited amount of space for both reception & dining furniture making it the perfect living area. The living space also grants direct access to the rear garden which enjoys both decked & grass areas.

Completing the ground floor are an equally sizable main reception area complete with large bay window as well as a three piece bathroom & study that can be utilised as a double bedroom.

The first floor comprises of four well proportioned double bedrooms as well as a separate toilet & bathroom.

With the additional benefit of off street parking, this property is certain to be very popular so immediate inspection is advised.

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## Tolworth Rise North, Surbiton

- 5 Bedrooms
- Two Bathrooms
- Vast Open Plan Living/Kitchen/Diner
- Chain Free
- Semi-Detached

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUR108984 - 0004

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