



Barnard Marcus

**Ravenswood Avenue, Surbiton, KT6 7NW**



welcome to

## Ravenswood Avenue, Surbiton

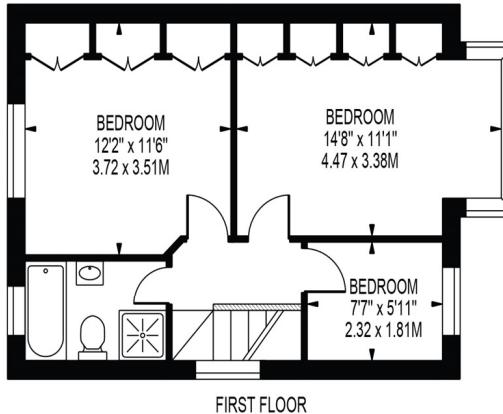
Residing just 0.4 miles from Tolworth Rail Station whilst also falling within the catchments for a variety of outstanding schools, this three bedroom end of terrace home makes the perfect home for those with young families.



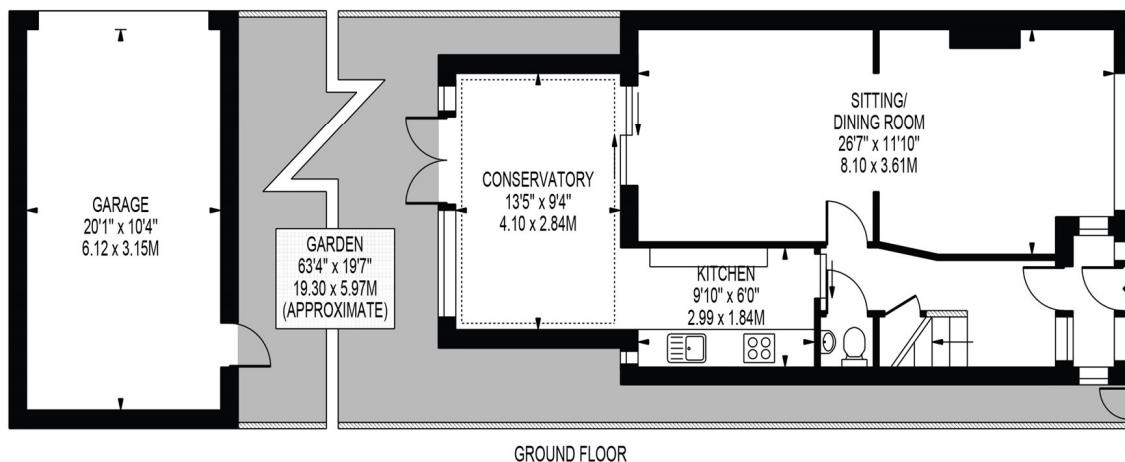
## RAVENSWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1044 SQ FT - 96.99 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 208 SQ FT - 19.28 SQ M



FIRST FLOOR



GROUND 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.  
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Residing just 0.4 miles from Tolworth Rail Station whilst also falling within the catchments for a variety of outstanding schools, this three bedroom end of terrace home makes the perfect home for those with young families.

The heart of the home lies within the vast & airy living/dining space which enjoys a tremendous amount of natural light throughout the day. The living space flows in to the conservatory which grants direct access the sizable garden that hosts a large garage which can be transformed in to a variety of different functions. Completing the ground floor is a practically sized kitchen & cloakroom/WC.

The top floor consists of two large double bedrooms which both include built in storage as well as a practically sized third bedroom & family bathroom.

welcome to

## Ravenswood Avenue, Surbiton

- Three Bedrooms
- End Of Terrace
- Garage
- 0.4 Tolworth Rail Station
- Good To Outstanding School Catchments

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £600,000



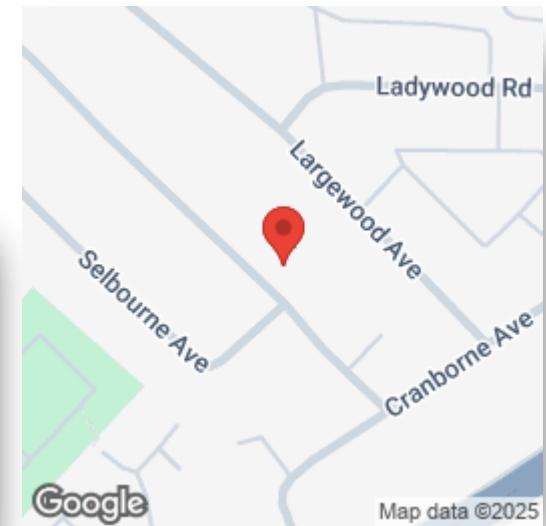
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Property Ref:  
SUR109134 - 0003

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.

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.



Please note the marker reflects the postcode not the actual property



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