



Red Lion Road, Surbiton, KT6 7QN

welcome to

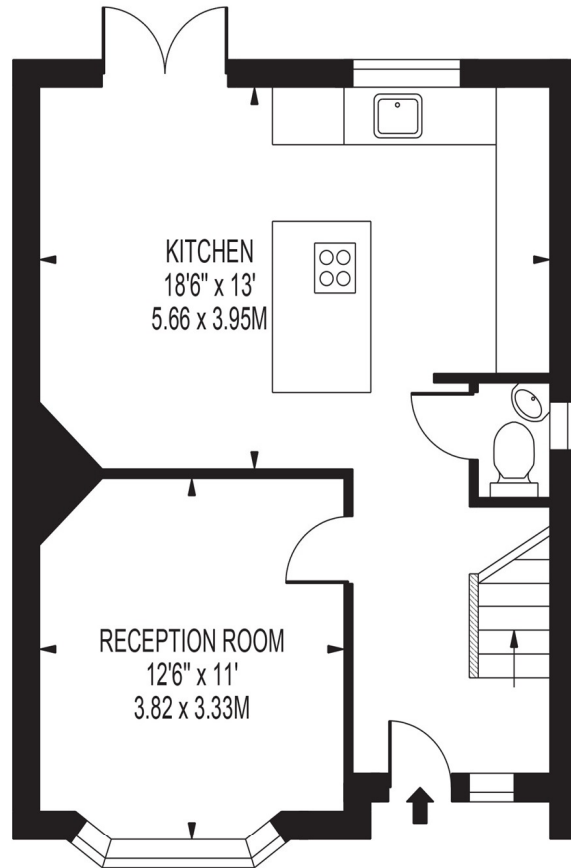
Red Lion Road, Surbiton

A beautifully presented three-bedroom semi-detached home in turn-key condition, offering spacious living, a large private garden, off-street parking, and a convenient downstairs cloakroom. Perfectly located close to Surbiton's high street, excellent schools, and fast commuter links into London.

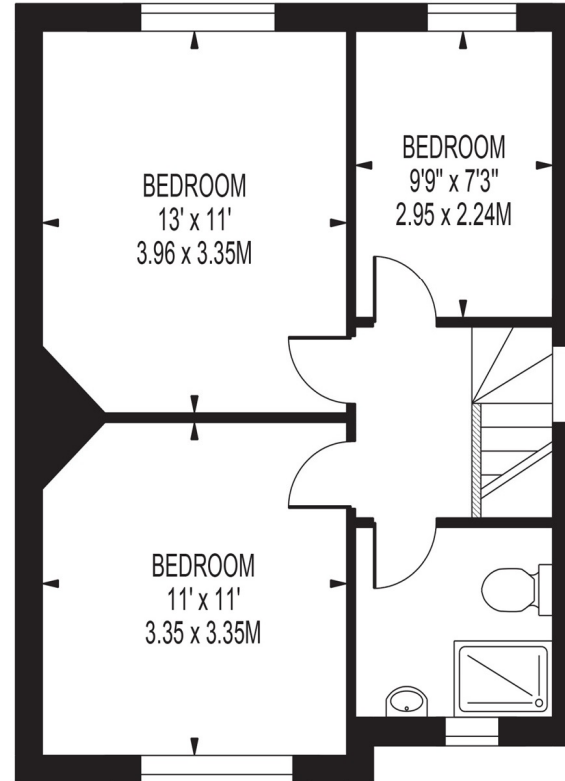


RED LION ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 919 SQ FT - 85.37 SQ M



GROUND FLOOR



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.

Nestled in a sought-after residential location, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern comfort and convenience. Finished to a high standard throughout, the property is in turn-key condition, allowing buyers to move straight in and enjoy.

The ground floor features a welcoming entrance hall leading to a bright and spacious living area, ideal for both relaxing and entertaining. A contemporary kitchen and dining space open seamlessly onto the rear garden, creating an excellent flow for family living. A practical downstairs toilet adds to the property's functionality.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, and a stylish family bathroom.

Externally, the property boasts a large private garden, perfect for outdoor dining, play, or future landscaping potential. To the front, off-street parking provides valuable convenience for homeowners and visitors alike.

Situated within easy reach of Surbiton's vibrant high street, excellent schools, and fast rail links into London Waterloo, Red Lion Road is an ideal home for families and professionals seeking space, style, and superb connectivity.

Improvements to the property include - a new roof, fascias, and insulation were added in December 2022, followed by a new, more energy efficient front door, rear patio door and kitchen window in September 2023. Furthermore, the chimneys were capped in August 2025.

welcome to

Red Lion Road, Surbiton

- Three-bedroom semi-detached house
- Modern kitchen/dining room
- Large private rear garden
- Off-street parking
- Excellent transport links and local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109130



Property Ref:
SUR109130 - 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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