



**Hook Road, Surbiton, KT6 5AF**



**welcome to**  
**Hook Road, Surbiton**

Offered to the market with huge potential, this spacious four-bedroom end-of-terrace house is arranged over three floors and offers an exciting opportunity for those looking to undertake a full refurbishment project in a convenient and sought-after Surbiton location.

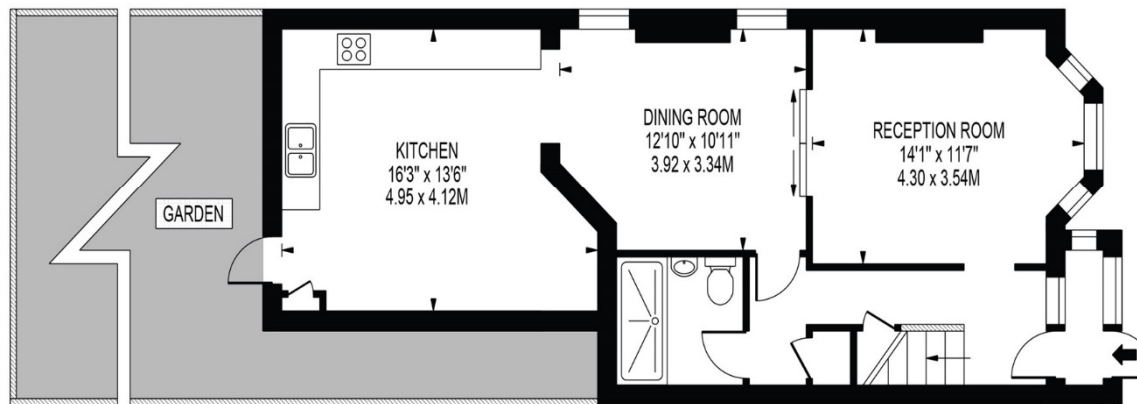
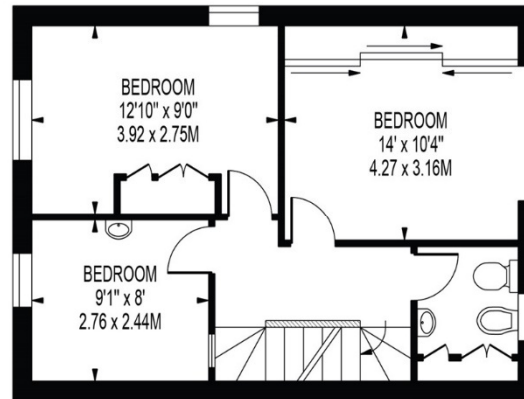
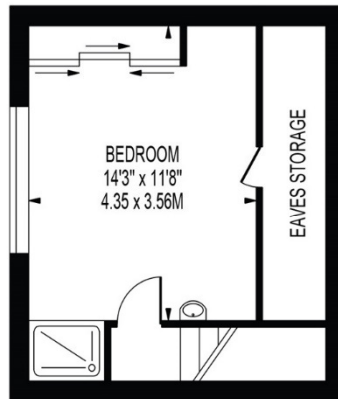


## HOOK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1377 SQ FT - 127.93 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 47 SQ FT - 4.37 SQ M



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.

With an overall footprint of approximately 1,377 square feet, the property provides generous living space and excellent scope to reconfigure to create a stylish and contemporary family home.

The current accommodation comprises a reception room, dining room and a separate kitchen, and access to a private rear garden on the ground floor. The upper floors offer four bedrooms and a family bathroom, with the top floor providing an ideal layout for a spacious main bedroom.

Externally, the property benefits from a private rear garden, and the added advantage of being end-of-terrace, allowing for extra light and privacy.

Situated on Hook Road, the home is ideally located for both Surbiton and Tolworth mainline stations-providing fast and frequent services to London Waterloo-as well as a range of excellent local schools, parks, and amenities.

This is a rare opportunity to acquire a property of substantial size in a desirable area, with enormous scope to add value through modernisation.



**welcome to**

## **Hook Road, Surbiton**

- Four-bedroom End-of-Terrace House
- In need of full refurbishment
- Private Rear Garden
- Convenient for Surbiton and Tolworth stations
- Close to highly regarded local schools and amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR109012](https://barnardmarcus.co.uk/Property/SUR109012)



Property Ref:  
SUR109012 - 0007

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