



Hazel Bank, Surbiton, KT5 9RH

Not for marketing purposes INTERNAL USE ONLY

welcome to

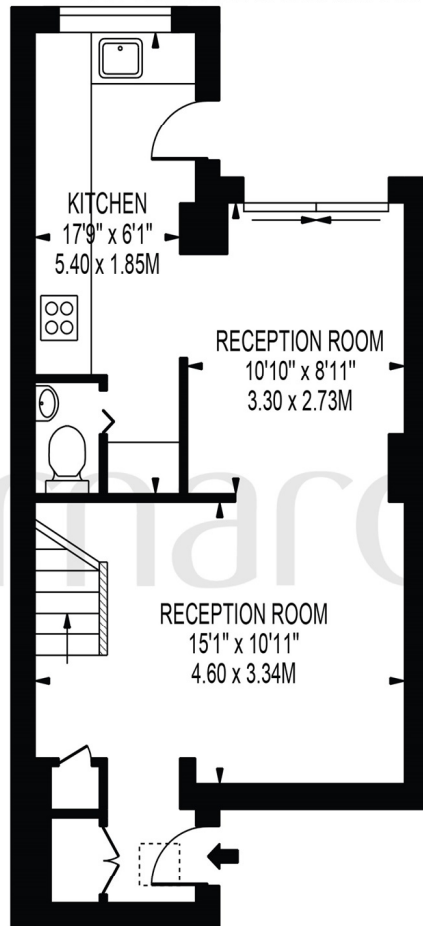
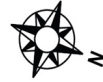
Hazel Bank, Surbiton

Residing in the ever-popular Sunray Estate, this well presented three bedroom mid-terrace home offers an incredibly convenient location to both Tolworth Rail Station as well as a variety of popular schools making it perfect for those with young families.

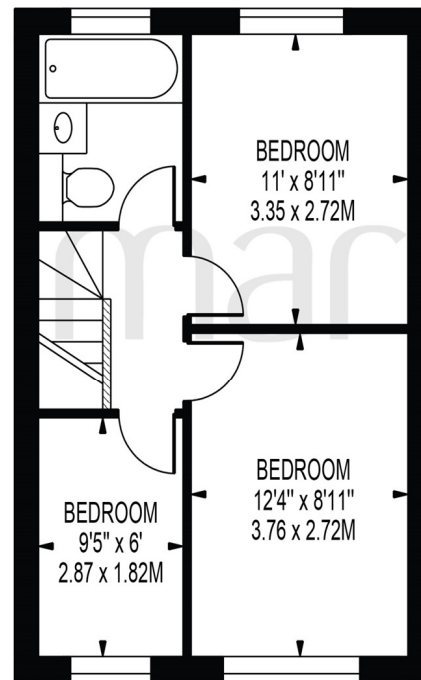


HAZELBANK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 764 SQ FT - 70.96 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.

Residing in the ever popular Sunray Estate, this well presented three bedroom mid-terrace home offers an incredibly convenient location to both Tolworth Rail Station as well as a variety of popular schools making it perfect for those with young families.

The hallway entrance offers a large amount of bespoke storage before flowing elegantly in to the heart of the home which is located in the main living space. This area benefits from engineered wood flooring which can also be found in the dining room as well as stairs & landing; under floor heating can also be found through out the ground floor.

The reception area also enjoys a generous amount of integrated storage as well as stylish French shutters. Completing the ground floor is a spacious dining area which adjoins a galley kitchen which offers a tremendous amount of storage. The kitchen also grants access to the south facing rear garden.

The top floor consists of two large double bedrooms as well as a sizable third bedroom & contemporary three piece family bathroom which includes an ample amount of storage & remote controlled shower.

With the additional benefit of a driveway & extension potential; this home is expected to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to Hazel Bank, Surbiton

- Three Bedroom
- Mid-Terrace
- Extended Kitchen
- South Facing Garden
- Drive Way
- Close Proximity To Tolworth Station

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£475,000



check out more properties at barnardmarcus.co.uk



Property Ref:
SUR109274 - 0001

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

Not for marketing purposes INTERNAL USE ONLY



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk