



barnard marcus

Tolworth Rise South, Surbiton KT5 9NJ


**barnard
marcus**

welcome to

Tolworth Rise South, Surbiton

Guide Price: £625,000 - £650,000

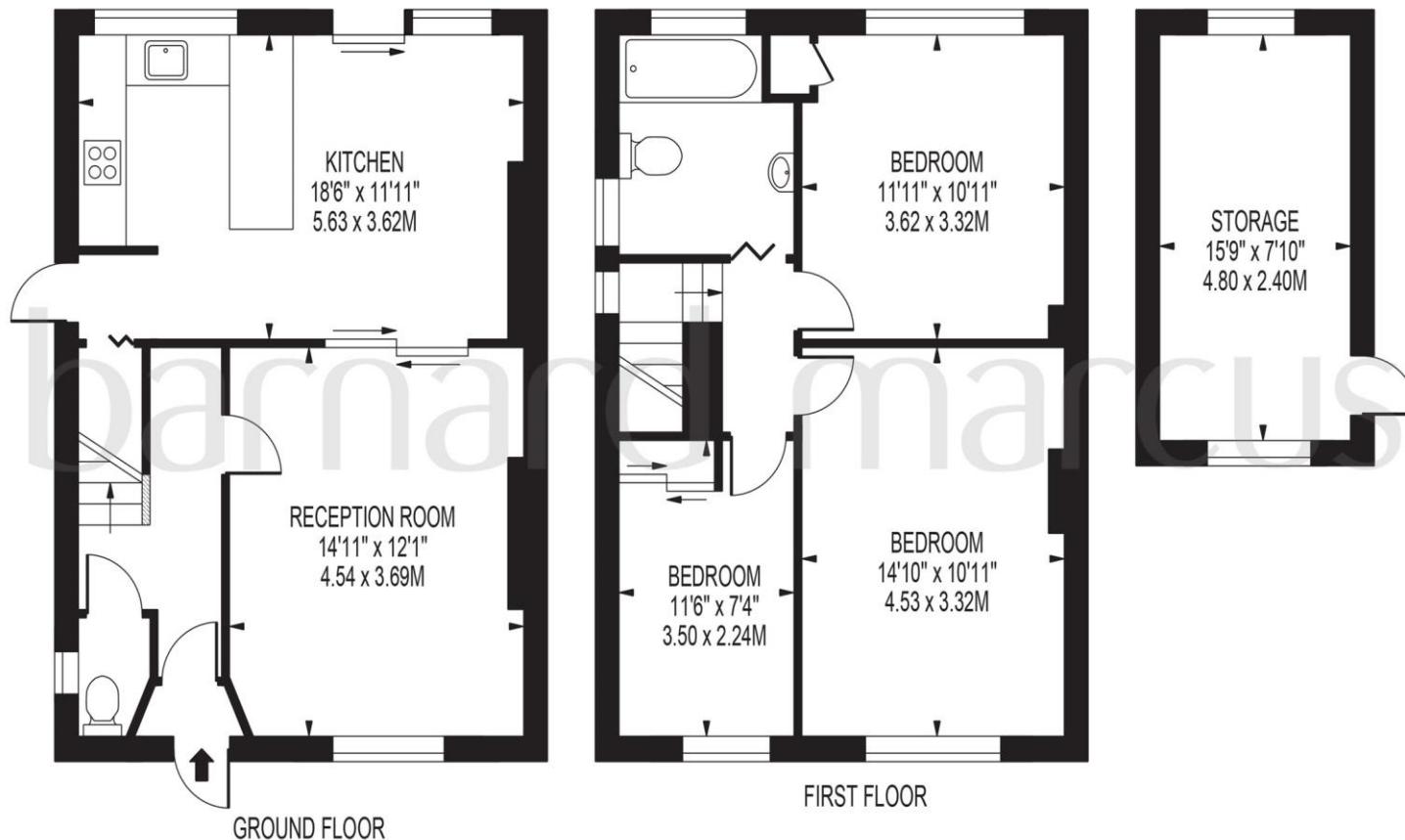
Located approximately 0.5 miles from Tolworth Station, this three double bedroom freehold semi-detached home also falls within the catchments for



TOLWORTH RISE SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1001 SQ FT - 92.96 SQ M
(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 124 SQ FT - 11.52 SQ M



The home opens with a wonderfully vast lounge that enjoys an unlimited amount of natural light through out the day. This space flows elegantly in to the equally spacious open plan kitchen/diner which enjoys a breakfast bar as well as an ample amount of storage. Direct access to the rear garden, which includes a large garage, is granted through the kitchen/diner whilst the ground floor is completed with a cloakroom/WC.

The top floor of this exciting home consists of three double bedrooms as well as a sizable three piece family bathroom.

With the additional benefit of a drive way, this home demands immediate inspection so contact Barnard Marcus today on 0208 390 8181 to arrange a viewing.

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.

welcome to

Tolworth Rise South, Surbiton

- Three Double Bedrooms
- Semi-Detached
- Open Plan Kitchen/Diner
- Drive Way
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£550,000



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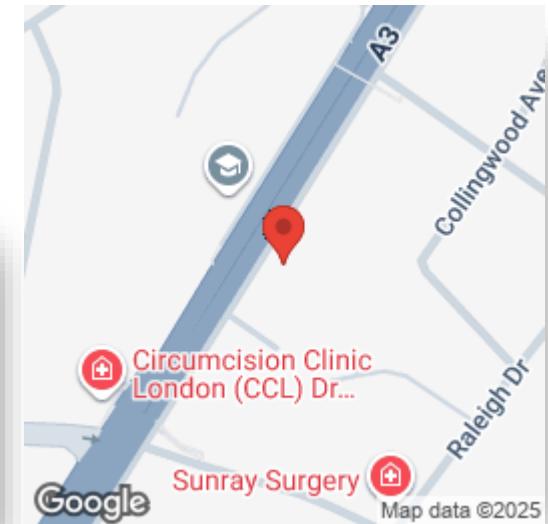


Property Ref:

SUR108821 - 0007

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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