



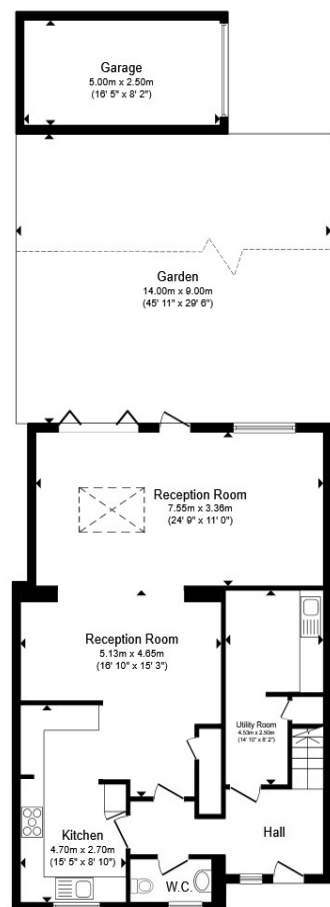
**Tolworth Rise South, Surbiton, KT5 9NB**



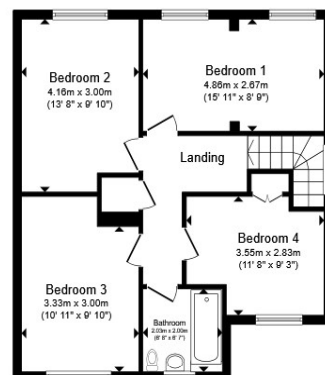
**welcome to**  
**Tolworth Rise South, Surbiton**

This exceptionally rare to market four bedroom semi-detached home is offered to the market in phenomenal condition with the additional benefits of a South/East facing rear garden as well as a garage which also acts as an off street driving space & short distance to Tolworth Station.





**Ground Floor**



**First Floor**



Total floor area 157.2 m<sup>2</sup> (1,692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



This exceptionally rare to market four bedroom semi-detached home is offered to the market in phenomenal condition with the additional benefit of a garage to the rear which also offers an off street parking space.

The heart of the home resides within the vast & airy open plan living/dining space which benefits from an unlimited amount of natural light thanks to its bi-fold doors as well as large sky light. This space makes for the perfect living area for those with large families & or those who love to entertain.

Flowing on elegantly from the living/dining area is the beautifully designed kitchen which comes complete with an ample amount of storage & counter top space. Concluding the ground floor is a sizable South/East facing rear garden, a cloakroom/WC as well as a sizable utility room which could be used for a variety of different functions.

The top floor of this wonderfully unique home comprises of four double bedrooms as well as a stylish three piece family bathroom.

Barnard Marcus expect this home to be incredibly popular so immediate inspection is advised to avoid disappointment.

**welcome to**

## **Tolworth Rise South, Surbiton**

- Four Double Bedrooms
- Semi-Detached
- High Specification Through Out
- Garage With Off Street Parking
- South/East Facing Garden

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

**£700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR109318](https://barnardmarcus.co.uk/Property/SUR109318)



Property Ref:  
SUR109318 - 0002

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