



## Hamilton Avenue, KT6

£775,000

This beautiful and bright, semi detached family home offers spacious accommodation, four bedrooms, three bathrooms and a fully equipped garden room. There is a landscaped rear garden to the rear and off street parking to the front.

Located in a quiet residential road with excellent local amenities and easy access to the A3, Tolworth train station and Tolworth Broadway. Surbiton town centre is within a mile.

### Features

- Semi-Detached
- Four Bedrooms
- Three Bathrooms
- Landscaped Garden
- Off-Street Parking
- Garden Room



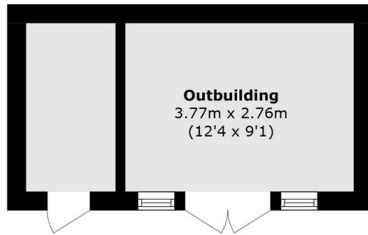
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On the ground floor there is an entry porch, a large through reception room, a bathroom and an extended kitchen/diner. The first floor has three bedrooms and a large family bathroom. The loft has been converted to provide a master bedroom with ensuite.

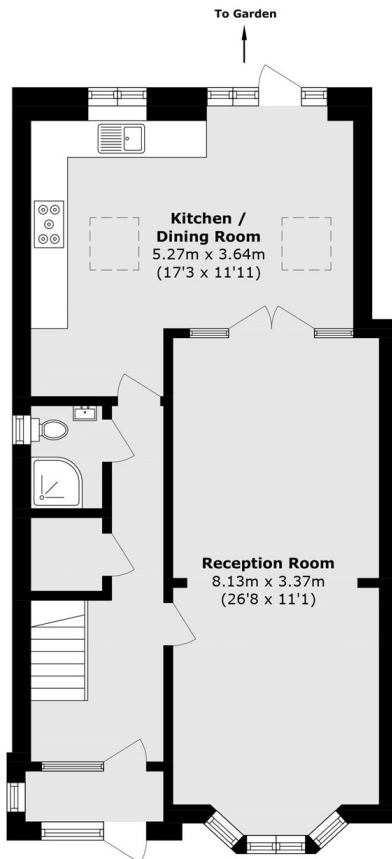
Externally, this property offers a large and useful outbuilding, ideal for additional space, a gym or an office, plus extra storage. The garden is beautiful and professionally landscaped. There is also off street parking for two cars to the front.



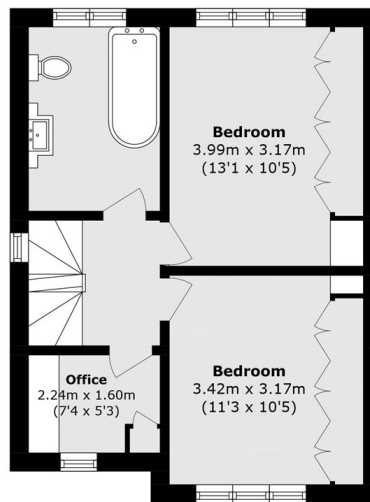
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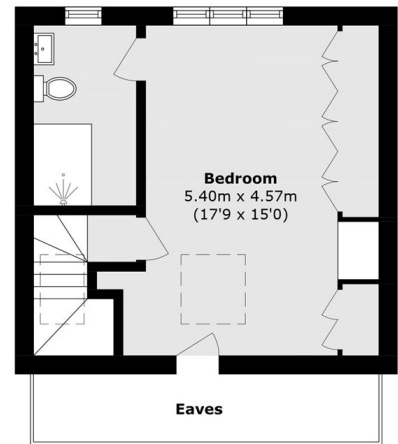
**Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

Total area (approx.): 135.0 sq. m (1543.1 sq. ft)  
(Excluding Eaves)  
Outbuilding area (approx.): 14.7 sq. m (158.2 sq. ft)