



Berrylands, Surbiton, KT5 8JY

welcome to

Berrylands, Surbiton

This charming three bedroom semi-detached home is offered to the market chain free (probate awaited) with the additional benefits of south/east facing rear garden as well as a drive way & a huge amount extension potential.

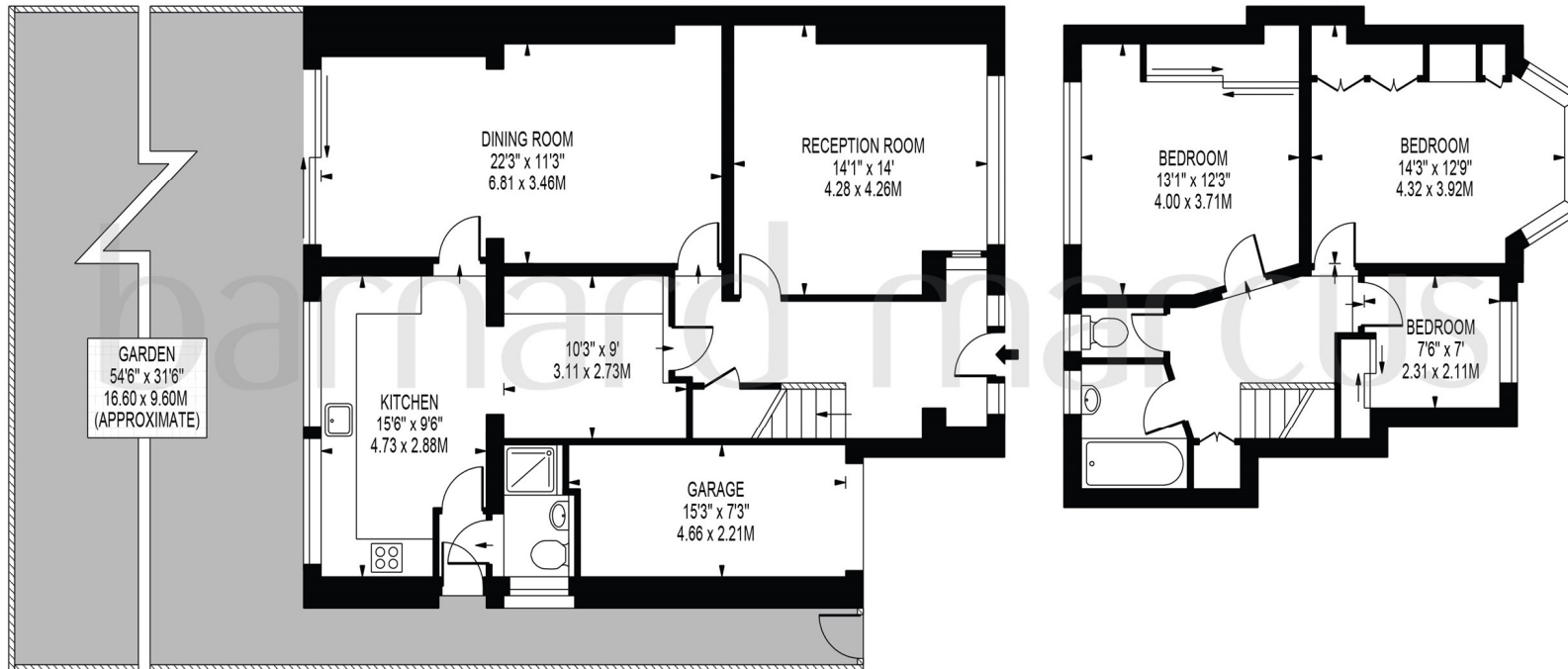


BERRYLANDS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1389 SQ FT - 129.01 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA GARAGE: 103 SQ FT - 9.59 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.

Residing on one of Berrylands most popular roads, this charming three bedroom semi-detached home is offered to the market chain free (probate awaited) with the additional benefit of falling within good to outstanding school catchments making it the perfect family home.

The home opens with a wonderfully welcome hallway entrance that flows elegantly in to the sizable reception room which adjoins the extended dining space which lends itself to a variety of different functions. This area has exceptional views over the luscious south/east facing rear garden. Adjoining is the vast kitchen/diner that offers an ample amount of counter top space as well as storage. Completing the ground floor is a large garage than can be extended in to (STPP) or simply utilised for a manner of different uses.

The top floor of this exciting home consists of two spacious double bedrooms, both of which offer built in storage, as well as a functional third bedroom concluded by a separate toilet & bathroom.

With the additional benefit of a drive way, this property is certain to be very popular so immediate inspection is advised to avoid disappointment.

Agent's Notes -The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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Berrylands, Surbiton

- Three Bedrooms
- Semi-Detached
- Chain Free
- South/East Facing Gardens
- Drive Way
- Probate Required
- Separate Reception
- 0.3 Miles To Berrylands Station

Tenure: Freehold EPC Rating: D

guide price

£775,000 - £825,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUR108746 - 0004

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.

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