



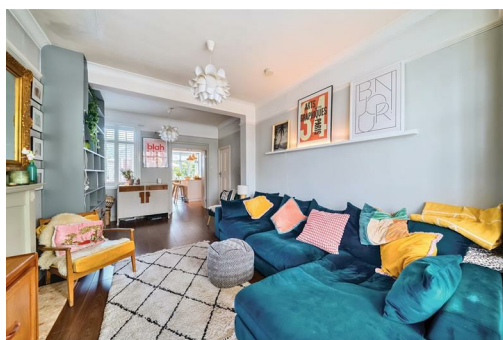
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Thornhill Road, Surbiton, KT6 7TL

An excellent, spacious three-bedroom semi-detached house with a large private garden and a garden studio room. Located within easy reach of Surbiton mainline station and high street. The many benefits include a very large living room with a bay window. There is a separate modern fitted kitchen breakfast room with a sociable island. The kitchen opens onto a conservatory/dining room which in turn opens onto the garden. There is a welcoming entrance hallway and a ground floor wc. On the first floor a spacious master bedroom with fitted wardrobes. Plus two further good size bedrooms and a white bathroom suite with a shower over the bath. Gas central heating and double glazing. The secluded garden includes a studio/garden room, patio/side return area and an outside wc. A lovely home.

Guide Price £715,000 Freehold

EPC Rating: D

Thornhill Road, Surbiton, KT6

Approximate Area = 1012 sq ft / 94 sq m
Outbuildings = 149 sq ft / 13.8 sq m
Total = 1161 sq ft / 107.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1280688

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		