



3 Bedroom End of Terraced Victorian House **Red Lion Road, Surbiton, KT6 7QN** **O.I.R.O £500,000 Freehold**

Extensively modernised throughout, this charming former Victorian Fuel Order Office has been thoughtfully transformed into a delightful and energy-efficient three-bedroom home. With insulated walls, floors and loft, along with double-glazed windows and doors, it offers comfort, character and excellent energy performance.

The ground floor features two spacious and separate reception rooms with newly fitted carpets, as well as a fitted kitchen and a bathroom to the rear. Upstairs, the first floor comprises three well-proportioned bedrooms, each showcasing stripped wooden floorboards and original cast-iron feature fireplaces, retaining the property's period charm.

Additional benefits include 1,061 sq ft of internal living space, a private rear garden with an external workshop, and a fully boarded and insulated loft providing excellent storage.

Occupying a generous corner plot offering potential to create off street parking, subject to any necessary consents.

Conveniently located close to transport links and a wide range of local amenities, this unique home is offered to the market with no onward chain.

Viewings are highly recommended to fully appreciate everything this characterful home has to offer.

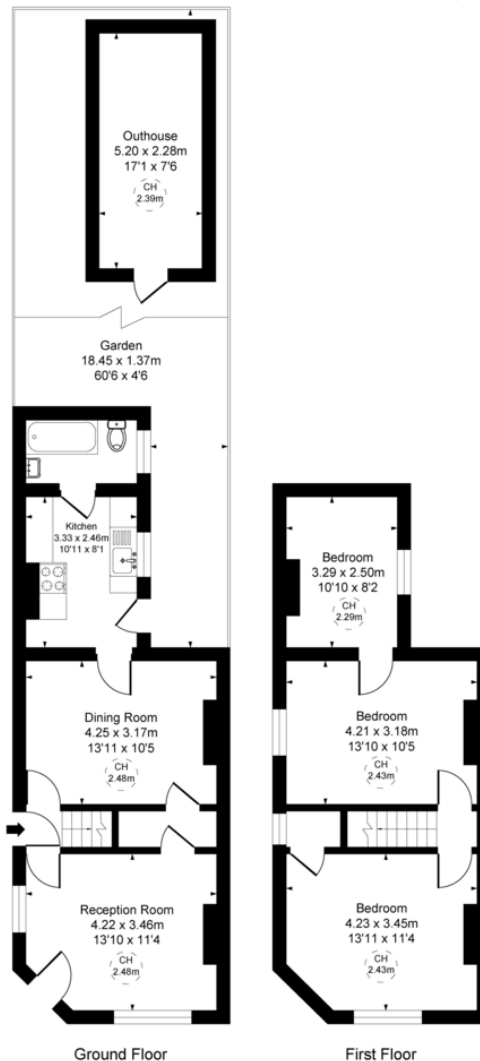
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Red Lion Road, Tolworth, KT6
 Approximate Gross Internal Area
 98.52 sq m / 1061 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- Three Bedroom Victorian Family Home
- Two Separate Reception rooms
- 1,061 sq ft of internal living space
- Situated on a Corner plot with the potential to add off street parking.
- Newly Insulated Walls, Under Floors and Loft
- Double Glazed Doors and Windows
- Potential to extend S.T.P.P
- The large loft area is fully boarded and insulated.
- Gas Central Heating Via Combination Boiler
- Many Original Character Features & History
- Private Rear Garden with a Workshop
- Close to transport links and local amenities
- Sold With No Onward Chain
- Viewings Are Highly Recommended
- Council Tax: Band D - £2,608.12 per annum