



Tolworth Park Road, KT6

£1,150,000

This detached family home has been thoughtfully renovated by the current owners, providing over 2,200 square feet of living space. This property boasts five bedrooms, two reception rooms, a modern integrated kitchen and three bathrooms. Further benefits include an integrated garage, two garden rooms plus off-street parking.

Located in a quiet tree-lined road on the border of Surbiton in an area with lots of local shops and restaurants, a good local bus service, popular local schools, easy access to Surbiton's town centre, mainline station and the A3.

Features

- Detached Family Home
- Two Reception Rooms
- Five Bedrooms
- Open Plan Kitchen/Diner
- Garden Studio
- Off Street Parking & Garage



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The ground floor comprises a large living/dining room, full of plenty of light from the south west facing bi-fold doors onto the garden. There is a separate kitchen that is in great condition and front reception room perfect as a snug.

The first floor comprises two modern family bathrooms and four well-proportioned bedrooms, two of which also have stunning sky lights in. On the second floor the principal suite has a private en-suite bathroom as well as ample built in storage.

To the rear, there is a spacious garden, complete with a home office and decking area running seamlessly off the bi-folds at the rear creating the perfect space for hosting. To the front, there is plenty of off street parking.



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Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 939 sq. ft. (87.2 sq. m.)


First floor = 637 sq. ft. (59.2 sq. m.)

Second floor = 293 sq. ft. (27.2 sq. m.)

Office & Store = 207 sq. ft. (19.2 sq. m.)

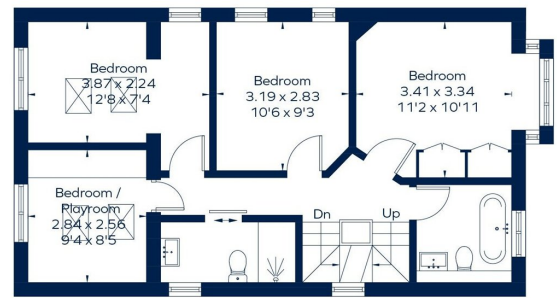
Reduced headroom = 138 sq. ft. (12.8 sq. m.)

Total = 2214 sq. ft. (205.6 sq. m.)

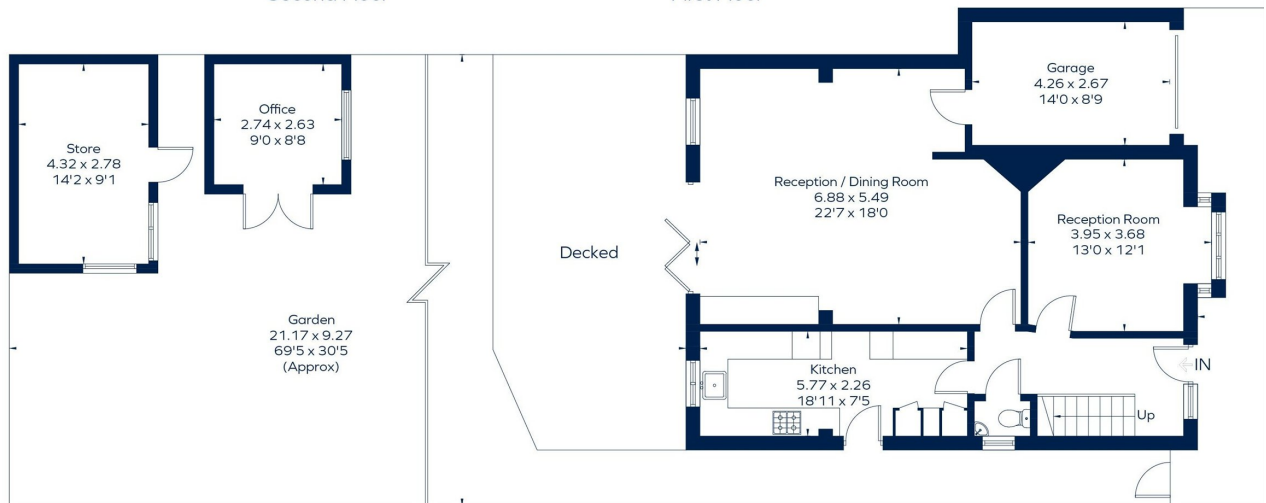
 = Reduced head height below 1.5m



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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