



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Hook Rise South, Surbiton, KT6 7LT

An excellent spacious three-bedroom semi-detached home with a large garden, a garage and access from a service lane, plus driveway parking at the front. Located within walking distance of Tolworth station and Broadway with Surbiton, and its mainline station within easy reach. The many benefits include: a large double reception room with a feature fireplace, which opens onto a spacious kitchen dining room with French doors opening onto the garden. The fitted kitchen includes a sociable dining island. On the first floor are two double bedrooms with fitted wardrobes and a good size third bedroom. There is also a modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. The large rear garden includes a decked area, storage shed and garage. To the front is driveway parking for two or more cars. Council tax band D.

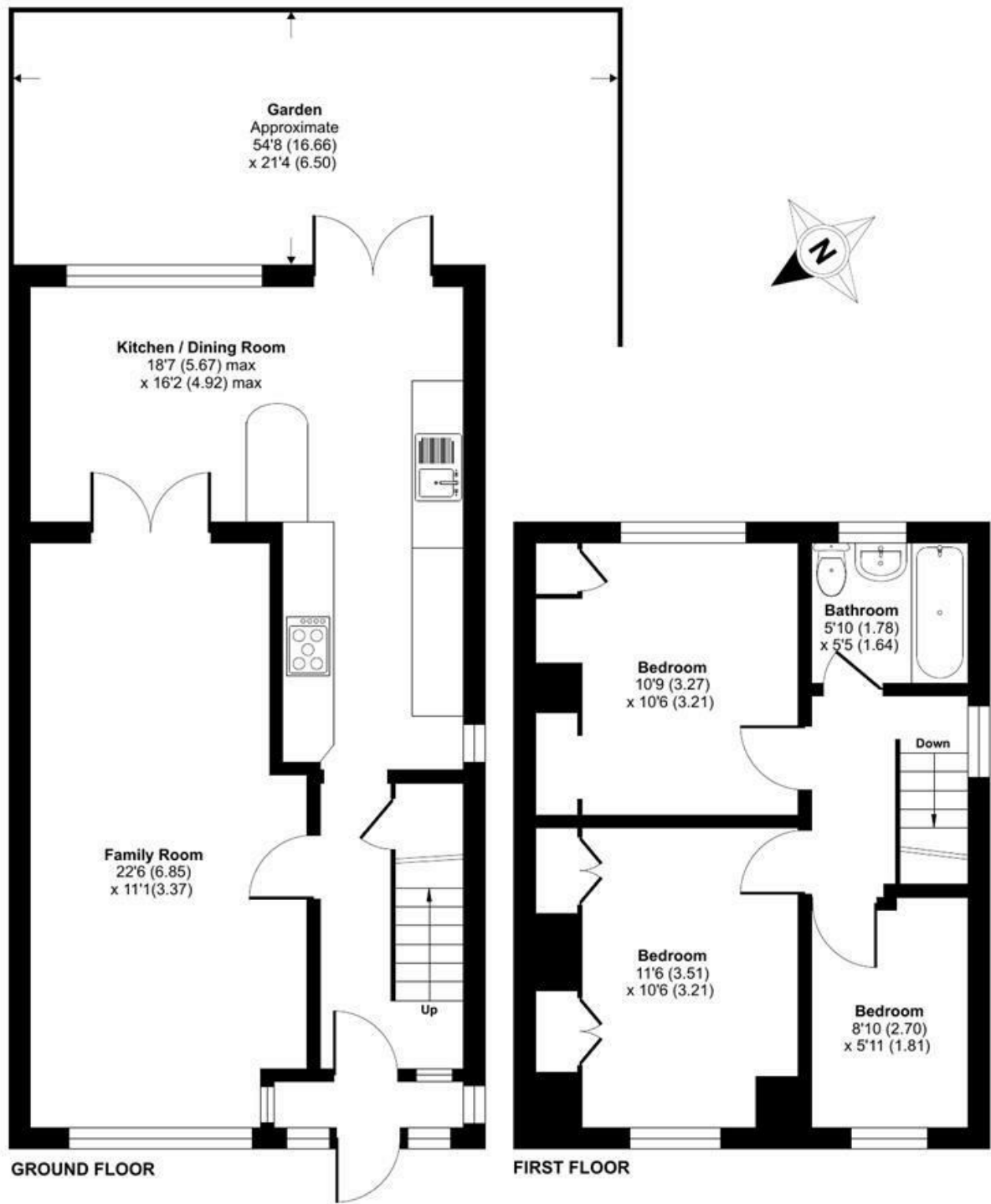
Guide Price £500,000 Freehold

EPC Rating:

Hook Rise South, Surbiton, KT6

Approximate Area = 912 sq ft / 84.7 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: 1362738

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		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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		