



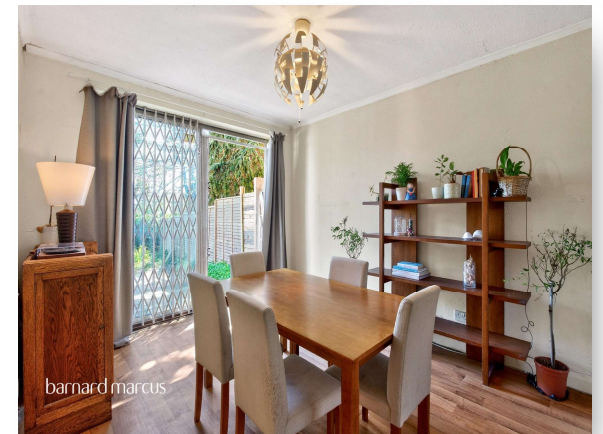
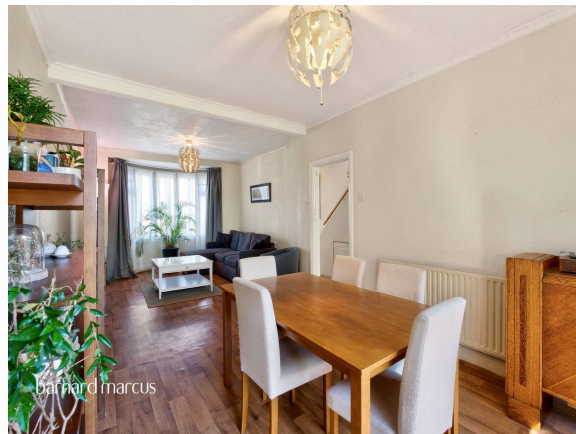
barnardmarcus

**Tolworth Rise South, Surbiton, KT5 9NB**



**welcome to**  
**Tolworth Rise South, Surbiton**

This rare to market four bedroom detached home offers a tremendous amount of extension potential subject to planning permission with the additional benefit of a chain free sale & large garden as well as drive way.





Total floor area 118.5 m<sup>2</sup> (1,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

This rare to market four bedroom detached home offers a tremendous amount of extension potential subject to planning permission making it a must see for any keen eyed buyer.

The ground floor offers a vast flowing reception & dining area which enjoys a large amount of natural light through out the day whilst granting direct access to the sizable rear garden. Completing the ground floor is an equally spacious kitchen/dining space, which host a utility room, as well as the first of the double bedrooms.

The top floor consists of two double bedrooms as well as a practically sized third bedroom & a three piece family bathroom. With the additional benefit of off street parking for a variety of vehicles, this property is expected to be exceptionally popular so immediate inspection is advised to avoid disappointment.

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

welcome to

## Tolworth Rise South, Surbiton

- Four Bedroom
- Detached House
- Enormous Scope For Extensions (STPP)
- Chain Free Sale
- Sizable Garden & Drive Way

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £660,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUR109385](https://barnardmarcus.co.uk/Property/SUR109385)



Property Ref:  
SUR109385 - 0002

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barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,  
Surrey, KT6 4RB



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)