



ASPREY
ESTATES

41 Barnsbury Crescent, Surbiton, KT5 9RF

Property at a glance

- A most attractive and skillfully extended three bedroom semi detached (end of terrace) family home
- Prime location c 600 yards from Tolworth main line station
- Delightful double aspect thru' sitting room/dining room
- Larger than average kitchen with spacious breakfast area
- Three comfortable bedrooms with large family bathroom and dressing room
- Extremely attractive and spacious rear garden
- Gas central heating and double glazing
- Detached garage with rear access and potential for more parking space (STPP)
- Excellent location for local schools, shops and restaurants and sports amenities
- Beneficial road and rail links to central London and airports at Heathrow & Gatwick

Setting

Barnsbury Crescent enjoys a highly convenient and family-friendly location in the popular Tolworth area of Surbiton.

Tolworth Station is within easy walking distance (approximately 600 yards), providing regular services to London Waterloo, while the nearby A3 offers excellent road connections to Central London, Heathrow and Gatwick airports.

The property is well placed for a range of highly regarded schools, making it an attractive choice for families. Tolworth Broadway is close by, offering a variety of shops, supermarkets, cafés and restaurants, with the wider amenities of Surbiton and Kingston also easily accessible. Residents benefit from an excellent selection of leisure and sporting facilities, including local parks, fitness clubs, recreation grounds and sports centres.

Combining excellent transport links, popular schools and a wide range of amenities, this is a sought-after residential location ideal for families and commuters alike.

£495,000 Freehold

41 Barnsbury Crescent

A well presented and extended three-bedroom semi-detached end-of-terrace family home, ideally situated in a highly sought-after location approximately 600 yards from Tolworth mainline station.

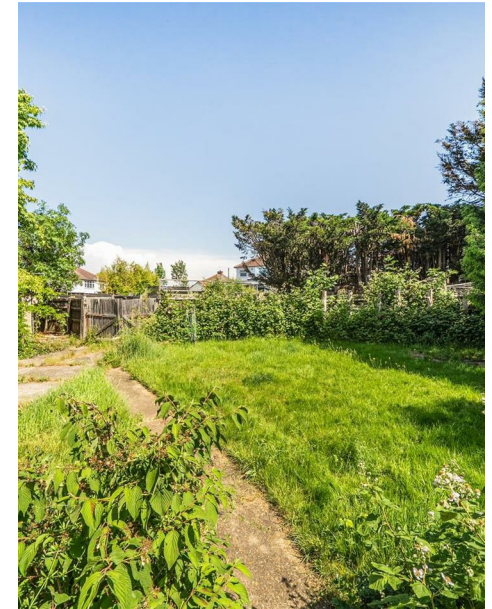
This attractive property features a bright and spacious double-aspect through sitting/dining room, providing an excellent space for both family living and entertaining. The larger-than-average kitchen offers a generous breakfast area, creating the perfect hub of the home.

Upstairs, there are three well-proportioned bedrooms complemented by a spacious family bathroom and a separate dressing room, offering excellent practicality for modern family life.

To the rear, the property enjoys an exceptionally attractive and substantial garden, ideal for outdoor relaxation, gardening enthusiasts, or family activities. Additional benefits include gas central heating, double glazing throughout, and a detached garage with rear access, together with potential to create additional off-street parking, subject to the necessary planning permissions.

The property is conveniently located close to well-regarded local schools, a wide range of shops, restaurants, and sporting facilities. Excellent road and rail connections provide easy access to Central London, as well as convenient routes to Heathrow and Gatwick airports.

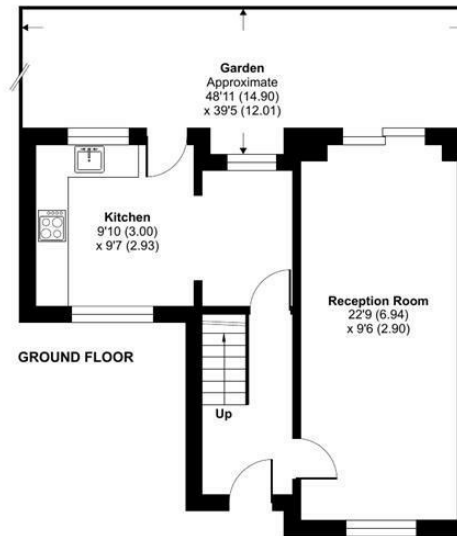
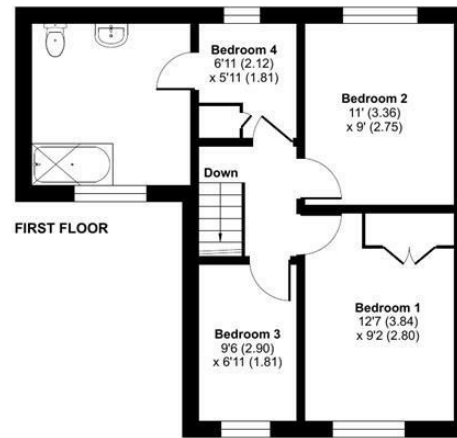
An outstanding family home combining character, space, and convenience in a prime residential setting.



Barnsbury Crescent, Surbiton, KT5

Approximate Area = 904 sq ft / 83.9 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). © nichecom 2026. Produced for Asprey Estates Limited. REF: 1468854

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents on 01737 832845.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 plus A		85
81-101 B		
61-80 C		
41-60 D	64	
21-40 E		
1-20 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The Estate Office Woodland Way, Kingswood, Surrey, KT20 6HS
Tel: 01737 832845
Email: info@aspreyestates.co.uk


ASPREY
ESTATES