



barnard marcus

Tolworth Rise South, Surbiton KT5 9NJ

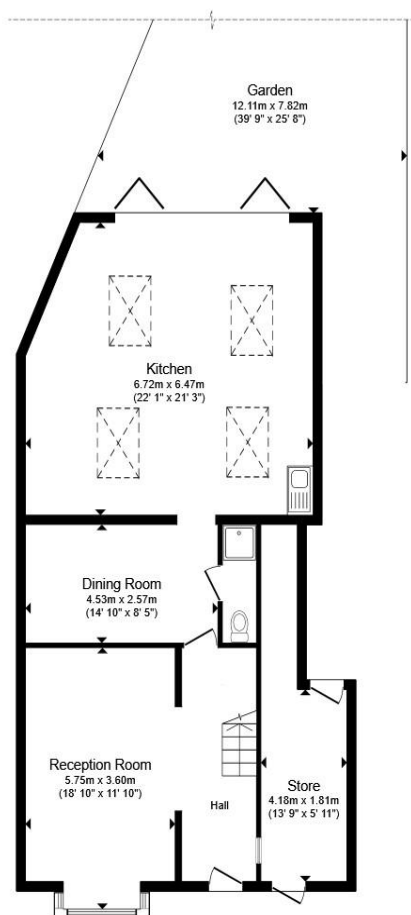
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welcome to

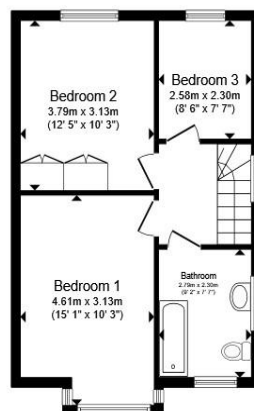
Tolworth Rise South, Surbiton

This sizable three bedroom semi-detached home offers a fantastic investment opportunity for any keen buyer. The home already benefits from a rear & side extension as well as a fully functional out building. With additional features including a drive way & chain free sale.

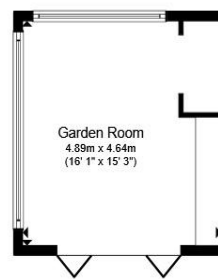




Ground Floor



First Floor



Outbuilding



Total floor area 142.7 m² (1,536 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



An exciting opportunity to acquire a substantial three bedroom semi-detached property offering significant scope for further enhancement and value creation. Extended to both the side and rear, this versatile home presents an ideal project for investors, developers, or buyers seeking a property with potential to complete and personalise.

A number of areas within the property have already been modernised, including a spacious open-plan kitchen, dining and living area featuring contemporary finishes and bi-fold doors opening onto the rear garden. The accommodation provides generous living space throughout, with several rooms requiring completion and cosmetic improvement, allowing purchasers to add their own specification and maximise future returns.

Externally, the property benefits from a sizeable rear garden and a detached outbuilding which is connected with 25 mm blue water pipe, 25 mm armoured cable for electricity & 6 cat cable for Internet.

The combination of the rear extension, side extension and outbuilding creates a footprint rarely available within properties of this type. Whether the intention is to renovate and resell, create a long-term rental investment, or establish a substantial family home. The property offers a unique chance to unlock further value through completion of the existing works. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

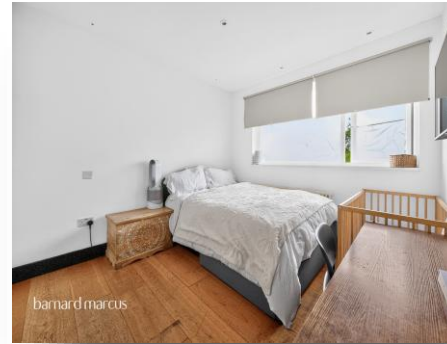
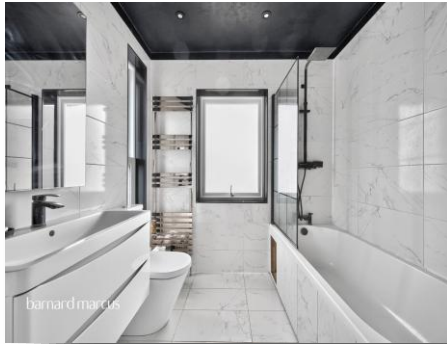
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Tolworth Rise South, Surbiton

- Three Bedrooms
- Semi-Detached
- Chain Free
- Phenomenal Investment Opportunity
- Completed Rear & Side Extension With Out Building

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUR107206 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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