



## Hamilton Avenue, KT6

£595,000

This semi-detached family home offers three bedrooms, an open plan through reception room leading to the dining room and kitchen, downstairs w/c and upstairs family bathroom. Further benefits include a large family garden, off street parking, scope to extend (STPP) and no onward chain.

Located in a quiet residential road with excellent local amenities and easy access to the A3, Tolworth train station and Tolworth Broadway. Surbiton town centre is within a mile.

### Features

- Semi-Detached
- Three Bedrooms
- Large Private Garden
- Off-Street Parking
- No Onward Chain
- Scope to Extend



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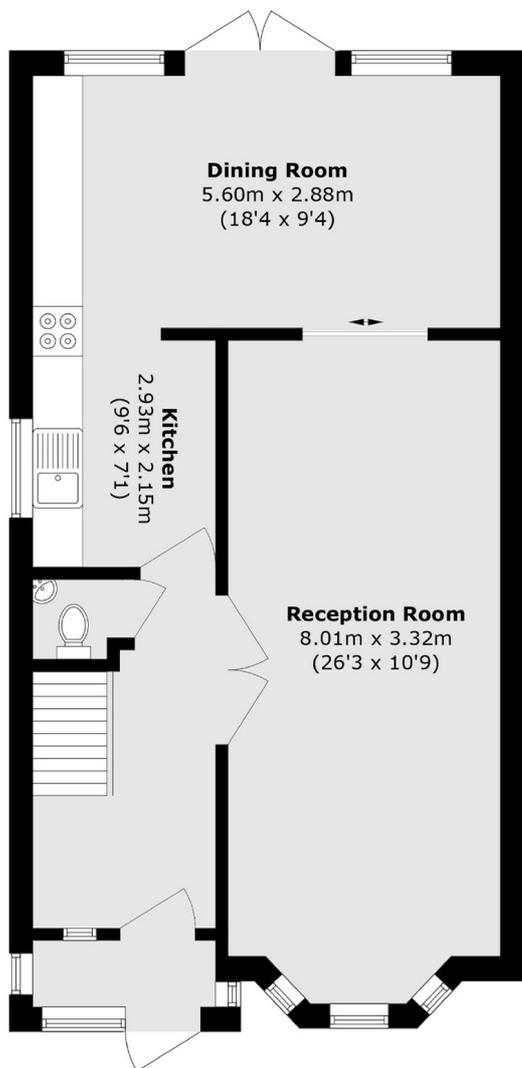
A bright bay-fronted reception room provides a welcoming space to relax, while upstairs you'll find three generously sized bedrooms and a family bathroom.

Outside, the property boasts a large garden complete with shed storage and off street parking to the front of the property.

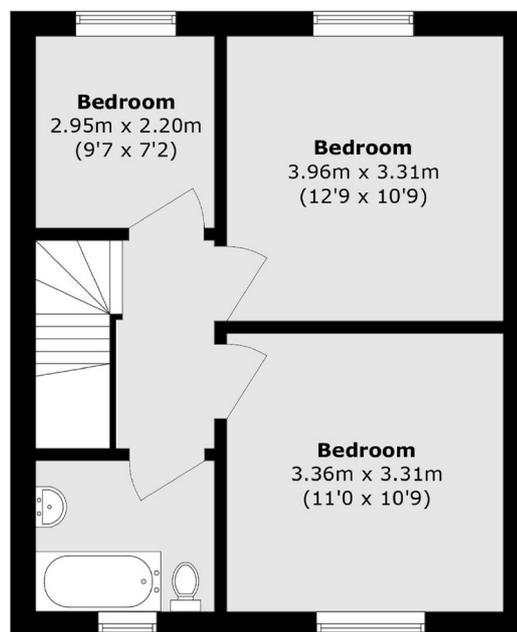
Additional benefits include off-street parking and exciting potential to extend into the loft and further to the rear (STPP) and offering scope to enhance and improve this property making it an ideal project.



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**Ground Floor**



**First Floor**

Total area (approx.): 100.8 sq. m (1085.0 sq. ft)