

# HJC

HIGHER VALUES



## Tolworth Road

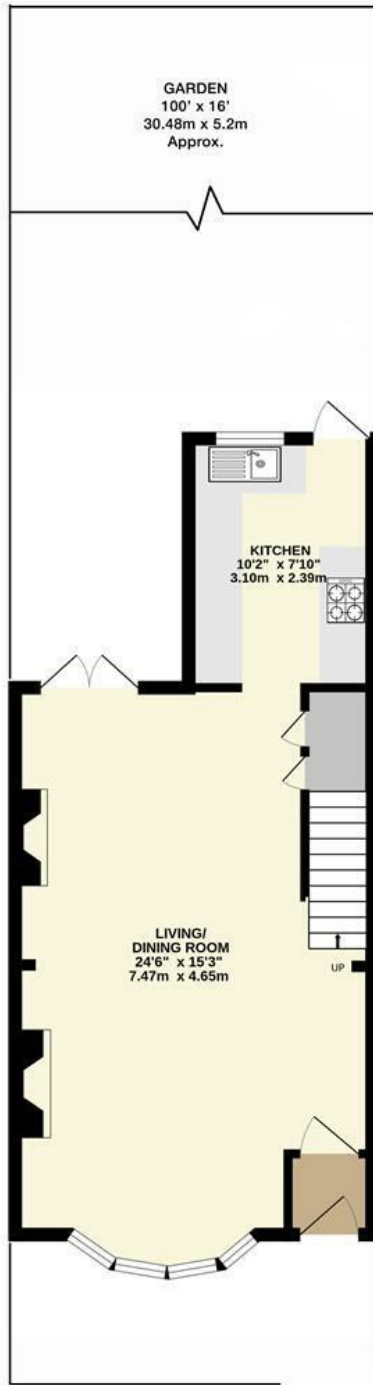
Surbiton, KT6 7TA

Guide Price £525,000

A beautifully presented 2 double bedroom family home with a stunning mature rear garden. Upon entering you are welcomed into a generously proportioned living and dining area complemented by a working feature fireplace with French doors out on to the patio area which is a real sun trap in the Spring and Summer months. The kitchen is located off from the dining area and overlooks the garden to the rear. Upstairs there is the family bathroom with separate bath and shower, two double bedrooms with the main bedroom located to the front of the property. The property is located with easy access to the A3, regular bus routes into Surbiton and Kingston town centres, and the nearest train station is approximately one mile away, with efficient links to London. Council Tax Band D.

- Two Double Bedrooms
- Feature Fireplace
- Large Southerly Aspect Facing Garden
- Potential to Extend Subject to the Usual Consents
- Spacious Living / Dining Area
- Bathroom with Seperate Shower
- Close to local schools
- Close to Transport Links

# Floor Plan



GROUND FLOOR

## TOLWORTH ROAD, SURBITON INTERNAL FLOOR AREA (APPROX.)

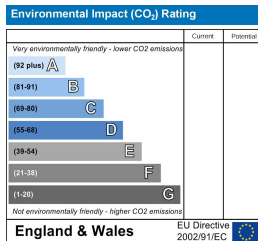
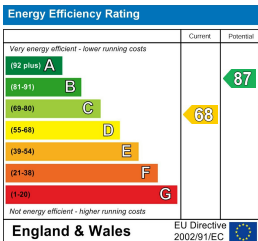
895 sq ft/ 83.0 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Made with Metropix © 2024.



FIRST FLOOR

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.