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Tolworth Rise North, Surbiton, KT5 9ET

CASH BUYERS ONLY - A spacious four bedroom semi-detached house with a large garden and driveway. The property is in need of extensive refurbishment and would benefit from extending subject to usual consents. Located along the A3 within walking distance of Malden Manor Station, Tolworth Station and the shops and amenities on Tolworth Broadway. The many benefits include two large reception rooms with French doors opening from the rear reception room to the garden. A fitted kitchen with a door leading to the garden. There is a welcoming entrance hallway with stairs leading to the first floor. On the first floor two large double bedroom plus generous sized third and fourth bedrooms. There is also a bathroom. To the rear the garden stretches back approx. 68ft. There is a driveway at the front with parking for 3/4 cars leading to a garage. Council tax band F. Sold with no onward chain.

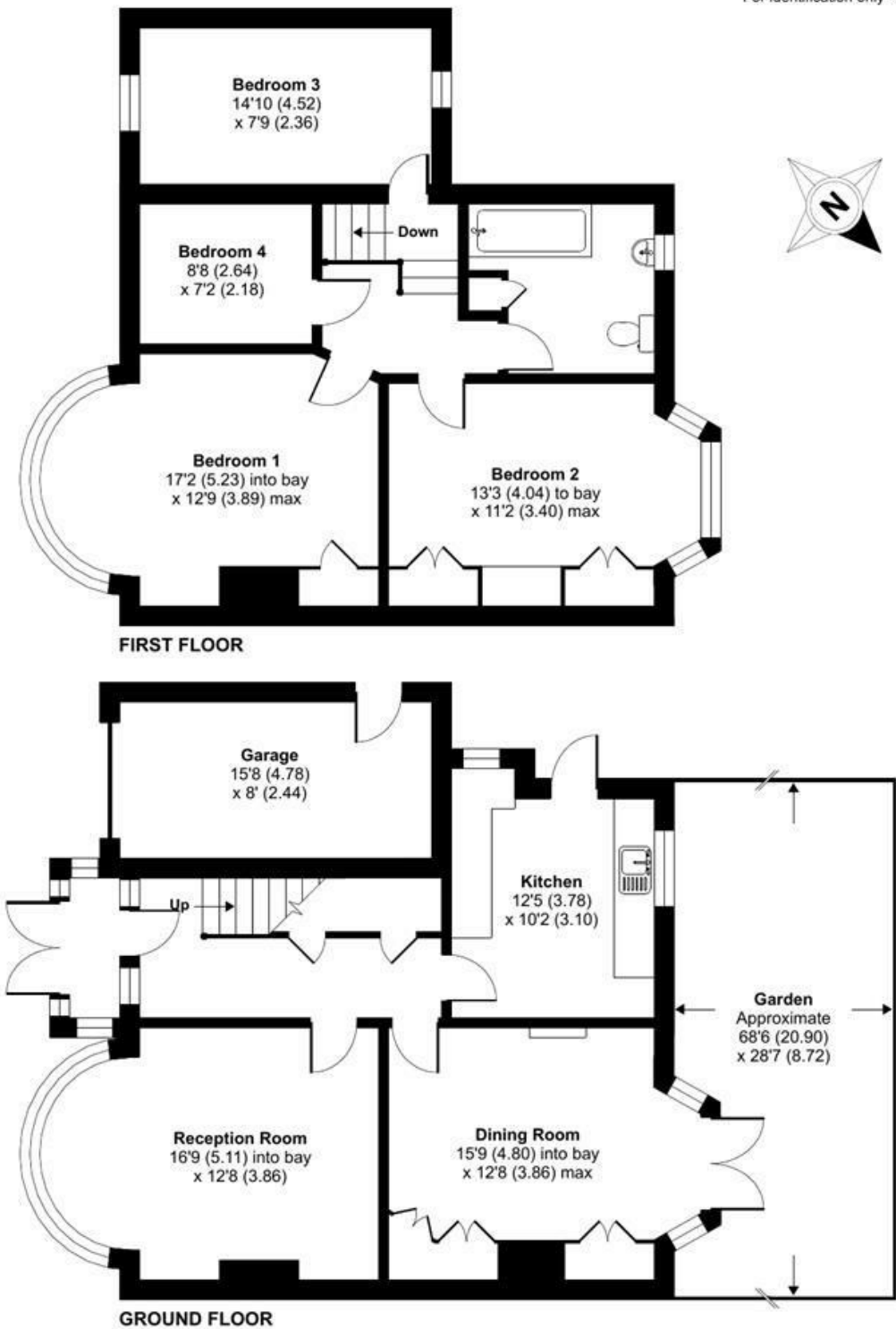
Asking Price £430,000 Freehold

EPC Rating:

Tolworth Rise North, Surbiton, KT5

Approximate Area = 1492 sq ft / 138.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 902325

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |