



Thornhill Road, Surbiton, KT6 7TJ

An excellent, three bedroom two-reception room semi-detached house with a large private garden and driveway parking. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include a large living room with a period fireplace and a solid fuel stove. A cosy second reception room also with a period fireplace. A large kitchen dining room with fitted units and French doors opening to the garden. There is a welcoming entrance hall and a modern ground floor bathroom with a separate shower. On the first floor there is a generous master bedroom, good size second and a third bedroom with a shower as well as a cloakroom accessed from the landing. Gas central heating via a new combination boiler and double glazing. To the rear is a large secluded garden with a new stone sun terrace and two large storage sheds. Driveway parking at the front for two cars. A delightful home.

Guide Price £625,000 Freehold

EPC Rating: D

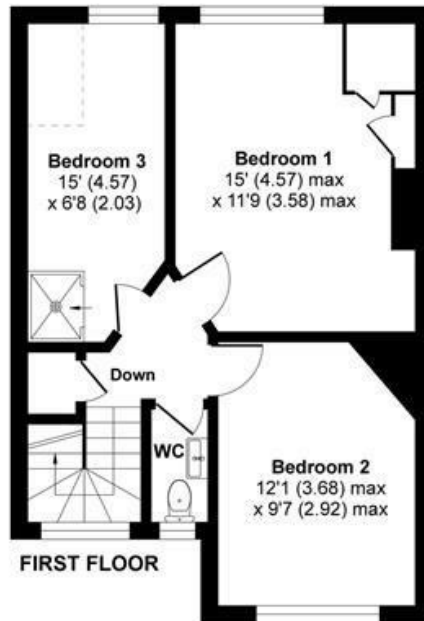
Thornhill Road, Surbiton, KT6

Approximate Area = 1099 sq ft / 102 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Outbuilding = 123 sq ft / 11.4 sq m
 Total = 1235 sq ft / 114.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 730004

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/fittings 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.

