



## Thornhill Avenue, Surbiton, KT6 7SS

An excellent, good size three-bedroom, two-reception room detached house with a large private garden and a garage. The property would benefit from updating and extending (subject to usual consents). Located within easy reach of Surbiton mainline station and high street, with local shops and amenities a short walk away. The many benefits include two generous sized reception rooms and a separate fitted kitchen. There is a welcoming entrance hallway with stairs to the first floor. On the first floor, two large double bedrooms and a good size third bedroom. Plus a fitted shower room. To the rear is a very large private garden an outside wc and a good size storage shed. To the side of the property is a driveway and detached garage. There is also a traditional front garden. A lovely detached house with the potential to create a long-term family home. Council tax band E. Sold with no onward chain.

**Guide Price £750,000 Freehold**

**EPC Rating: E**

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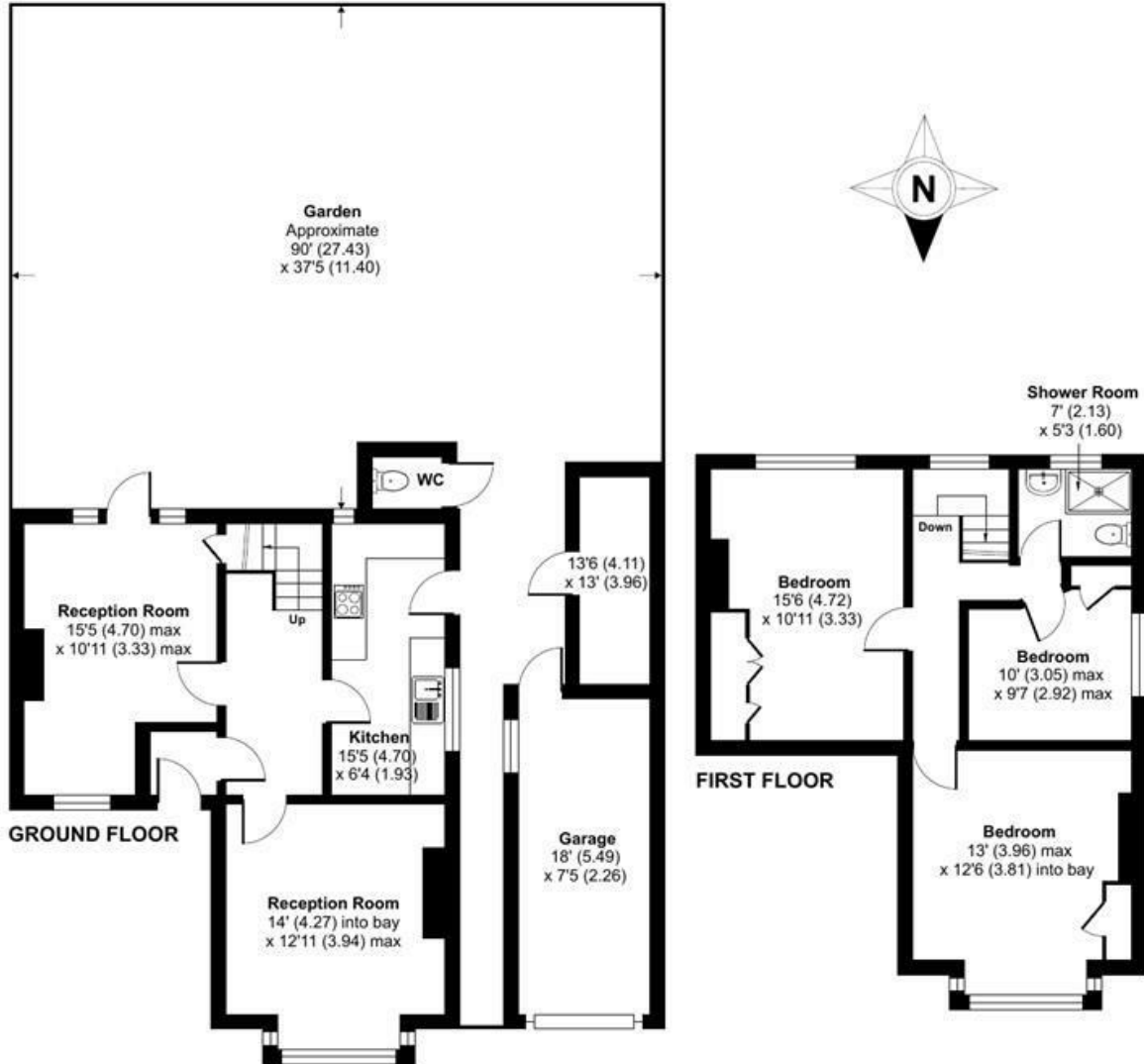
Approximate Area = 1087 sq ft / 100.9 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 59 sq ft / 5.4 sq m

Total = 1281 sq ft / 118.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1105972

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.

