



HUNTERS[®]
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HUNTERS[®]
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Knollmead, Surbiton

Guide Price £450,000



****Complete Chain **** Hunters are delighted to bring to the market this well presented terraced family home on a sought after road in Surbiton. On the ground floor there is a generous reception room that leads to the fully equipped kitchen through the charming French doors. Upstairs, you will find three double bedrooms, with the master bedroom featuring fitted wardrobes. The property includes convenient off street parking in the front and a private garden with a shed at the rear. Its location offers easy access to local amenities and excellent transport links. Viewing is highly recommended to fully appreciate all it has to offer. Guide Price £450,000 - £475,000

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
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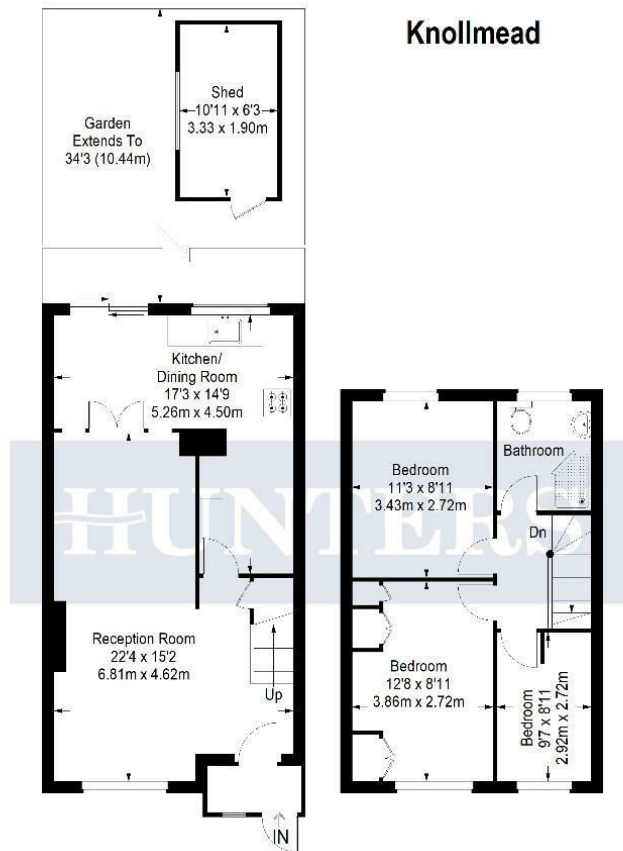
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KEY FEATURES

- Guide Price £450,000 - £475,000
 - Terraced House
 - Three Bedrooms
 - Fully Fitted Kitchen
 - Private Garden
 - Off Street Parking
- Excellent Transportation Links
 - Close to Local Amenities
- Viewings are Highly Recommended





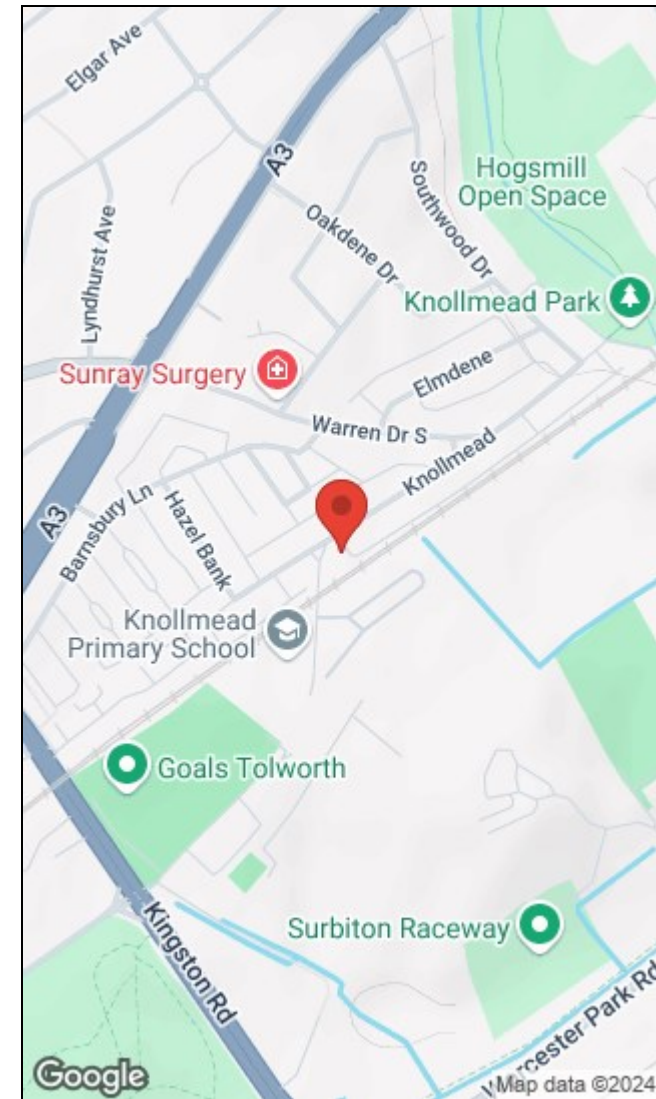


Ground Floor = 466 sq ft

First Floor = 370 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 466 sq ft / 43.29 sq m
FIRST FLOOR = 370 sq ft / 34.37 sq m
SHED = 69 sq ft / 6.41 sq m
Total = 836 sq ft / 77.66 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (JD357409)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		84			
		67			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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