

# HUNTERS®

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Knollmead  
, Surbiton, KT5 9QW  
£450,000

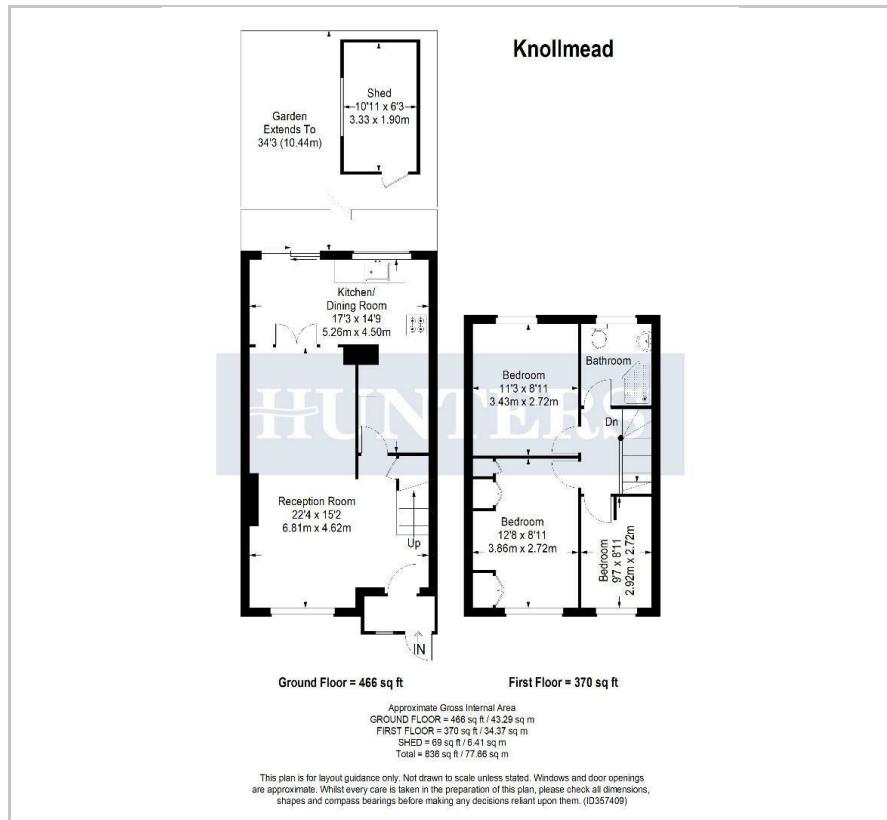
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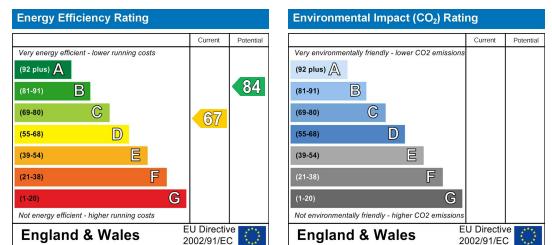
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

- 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**



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

## MATERIAL INFORMATION

- Tenure: Freehold**
- Lease Years Remaining:**
- Annual Ground Rent:**
- Review Period:**
- Review Increase:**
- Service Charge:**
- Shared Ownership:**
- Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.