



HUNTERS[®]
HERE TO GET *you* THERE



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Knollmead, Surbiton

Offers Over £450,000



No Chain We are delighted to present this three bedroom semi detached property on a popular street in Sunray Estate. The property benefits from off street parking to the front of the property as well as a private garden to the rear with potential to further extend. Close to local amenities and excellent transport links.

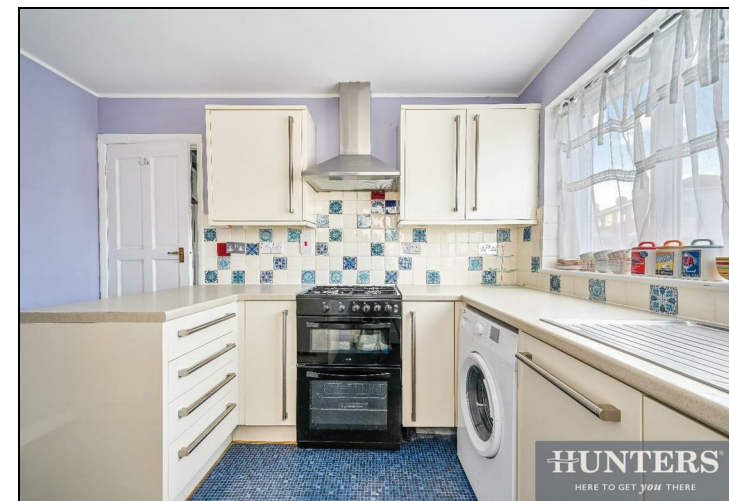
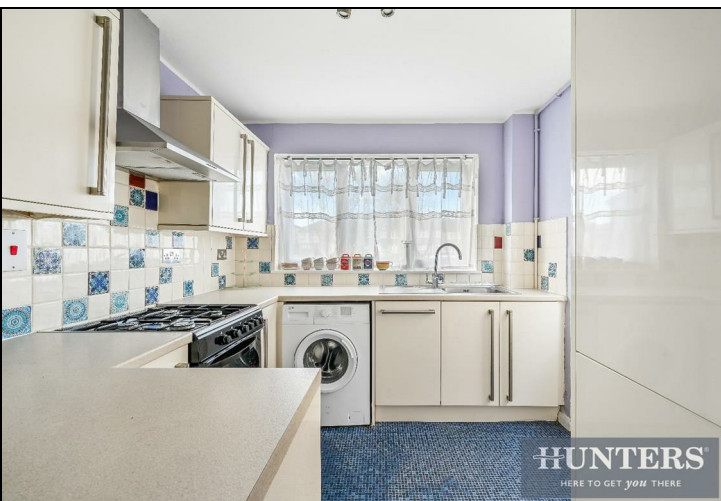
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KEY FEATURES

- Semi Detached
- No Chain
- Sunray Estate
- Off Street Parking
- Private Garden
- Three Bedrooms
- Potential to Extend
- Close to Local Amenities
- Excellent Transport Links



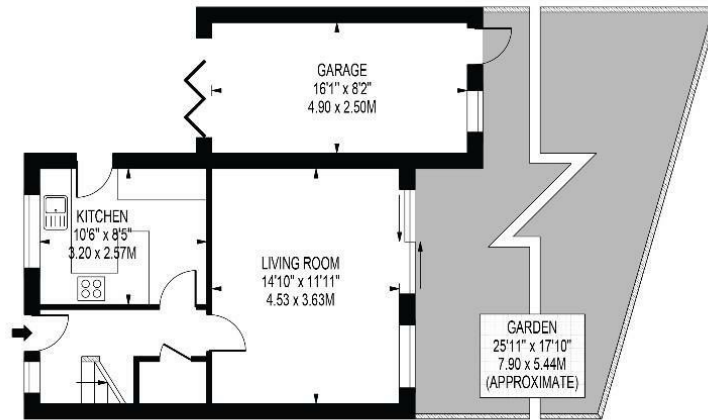
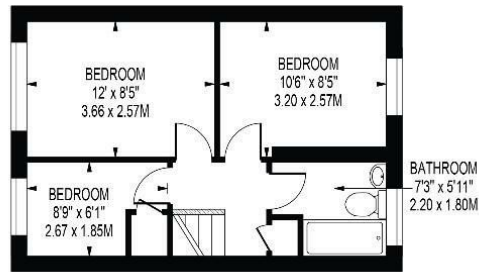


KNOLLMEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 668 SQ FT - 62.10 SQ M

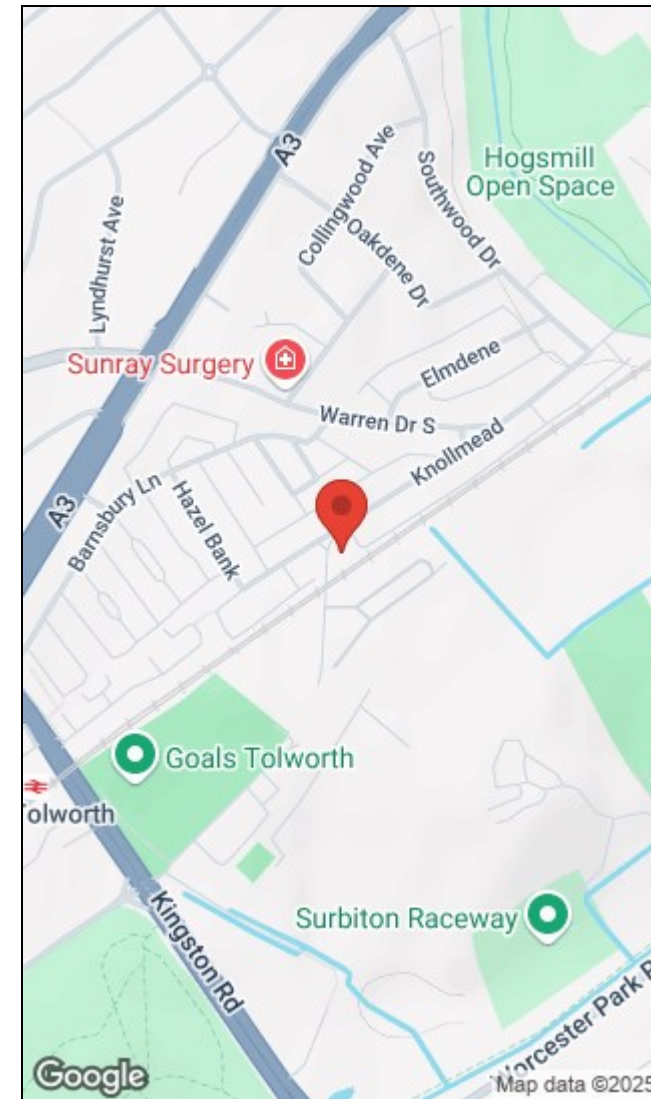
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 132 SQ FT - 12.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SEEK THE ADVICE OF A COMPETENT PROFESSIONAL SURVEYOR. THE INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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