



**HUNTERS®**  
HERE TO GET *you* THERE



3



**HUNTERS®**  
HERE TO GET *you* THERE



# 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

Unit 5 Coppergate Mews Brighton Road, Surbiton KT6 5NE | 0300 666 1111

[surbiton@hunters.com](mailto:surbiton@hunters.com) | [www.hunters.com](http://www.hunters.com)

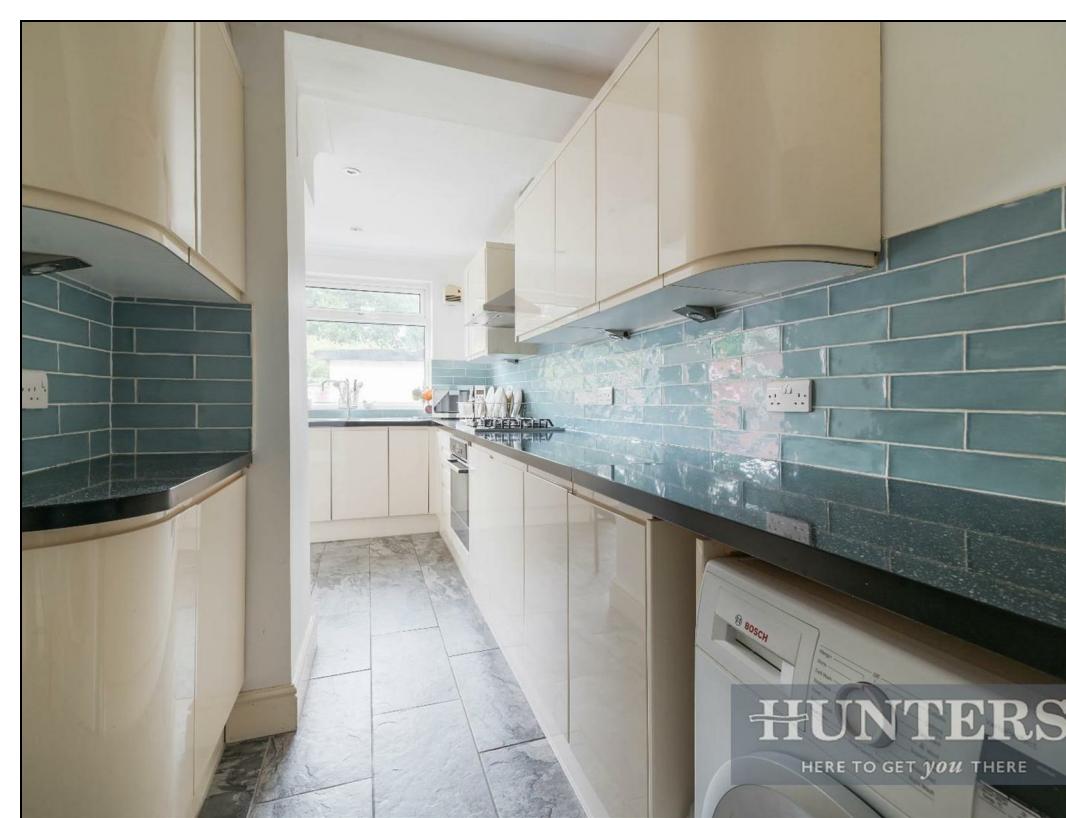


This Hunters business is independently owned and operated by Surbiton Sigma Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 13832051 England and Wales | VAT No: 990 0008 94 with the written consent of Hunters Franchising Limited.

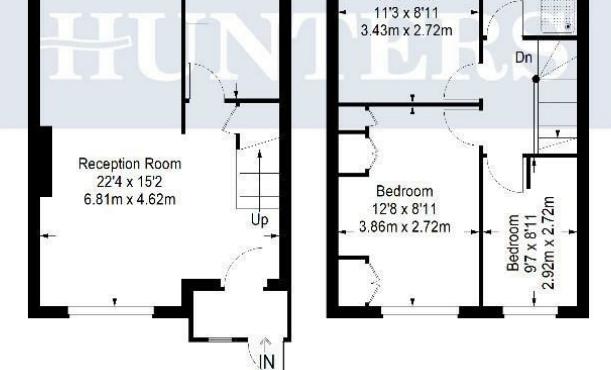
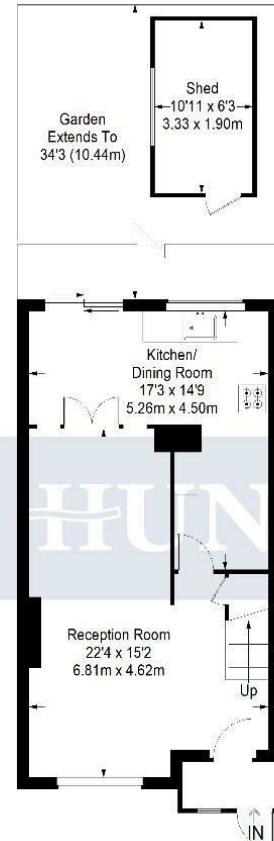
## KEY FEATURES

- 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





## Knollmead



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. (ID357409)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	67

This Hunters business is independently owned and operated by Surbiton Sigma Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 13832051 England and Wales | VAT No: 990 0008 94 with the written consent of Hunters Franchising Limited.



Unit 5 Coppergate Mews Brighton Road, Surbiton KT6 5NE | 0300 666 1111  
 surbiton@hunters.com | www.hunters.com

