



barnard marcus

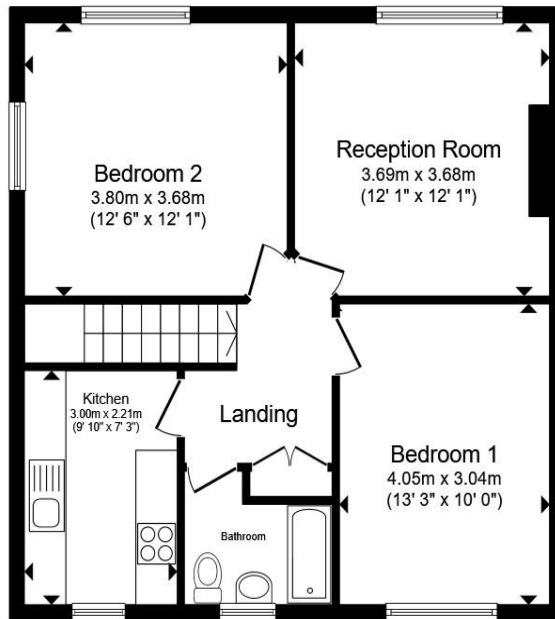
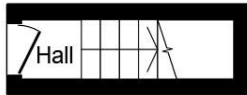
Hook Road, Surbiton KT6 5AH

welcome to

Hook Road, Surbiton

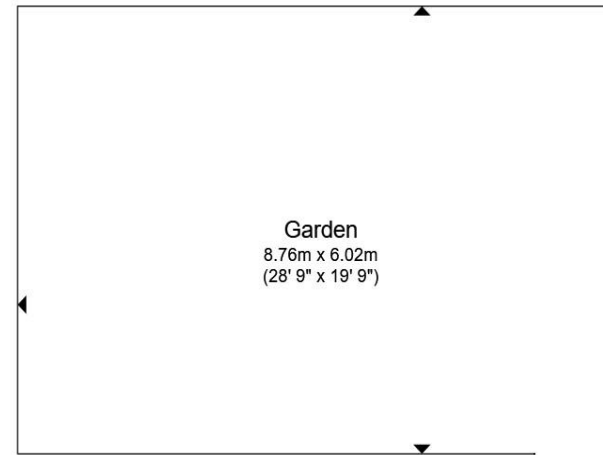
This two double bedroom maisonette is offered to the market with a modern & stylish design through out whilst also benefiting from its own private garden space making it a must see for any keen buyer.





Ground Floor

First Floor



Outbuilding

Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Residing just moments from transport links as well as amenities, this two double bedroom first floor maisonette is offered to the market with a modern & stylish decor through out making it a must see for any keen buyer.

The heart of the home resides within the sizable lounge/diner which enjoys a tremendous amount of natural light through out the day given its orientation. Across the landing is the beautifully presented kitchen which provides an ample amount of storage as well as counter top space. Adjoining is the equally contemporary family three piece bathroom.

Completing the internal living accommodation are two spacious double bedrooms. Undoubtedly one of the homes main attractions is the rear garden which is secluded, peaceful & private year round.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Hook Road, Surbiton

- Two Double Bedrooms
- Maisonette
- Private Garden
- Modern & Stylish Design Through Out
- Close To Transport & Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109553



Property Ref:
SUR109553 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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