



Price

£425,000

Freehold

3x  1x  1x 

**Hook Rise South,
Surbiton, Surrey, KT6**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- No onward chain
- Garage and off road parking
- Ready to put your own stamp on
- Well connected via local transport links including Surbiton train station
- In catchment for excellent local schools

Accommodation

GROUND FLOOR

Hallway

Lounge: 26'1 x 11'9 (7.96m x 3.58m)

Kitchen: 9'9 x 8'8 (2.97m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1: 9'9 x 9'9 (2.97m x 2.97m)

Bedroom 2: 12'6 x 8'9 (3.81m x 2.67m)

Bedroom 3: 8'8 x 8'7 (2.64m x 2.62m)

Bathroom

Separate Toilet

OUTSIDE

Front & Rear Gardens

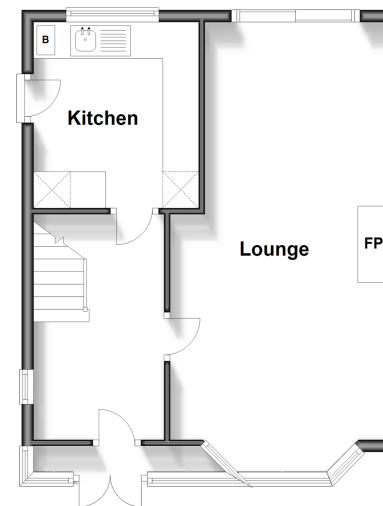
Off-Road Parking

OUTBUILDING

Garage

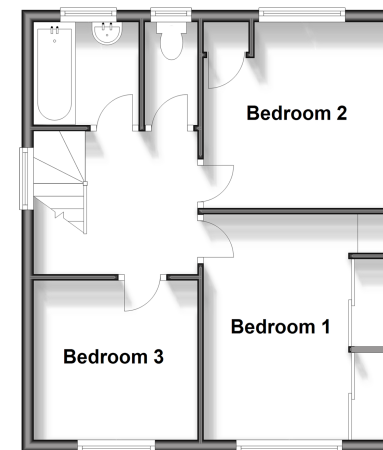
Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



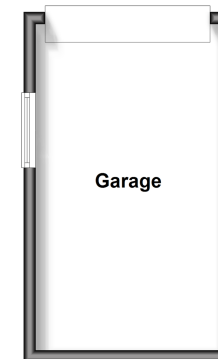
First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Outbuilding

Approx. 16.4 sq. metres (176.7 sq. feet)



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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