



**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

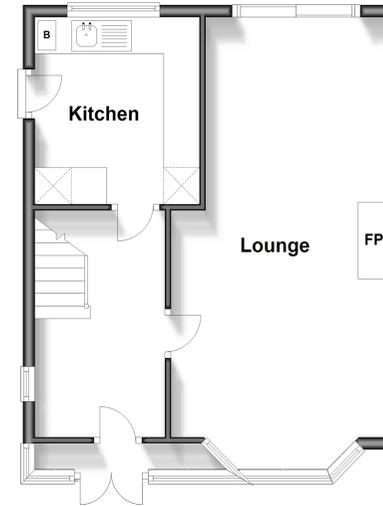
Front & Rear Gardens  
 Off-Road Parking

### OUTBUILDING

Garage

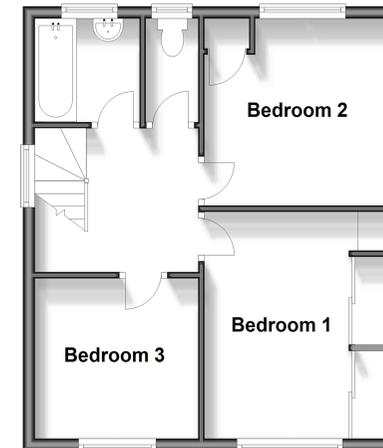
### Ground Floor

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



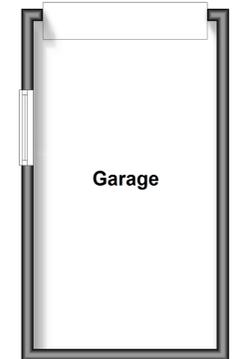
### First Floor

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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