

83 Tolworth Road Surbiton, KT6 7TA

A very spacious and well presented Victorian semi detached property located in a popular residential location. The property benefits from living room, dining room, and kitchen/breakfast room. There is an additional utility room and downstairs WC. Upstairs comprises three double bedrooms over two floors & large four piece bathroom suite, further benefits include double glazing, gas central heating and a well maintained mature rear garden in excess of 100ft and off street parking for two cars at the side of the property. An internal inspection is strongly recommended.

***THREE BEDROOMS**

***THREE RECEPTION AREAS**

***LARGE REAR GARDEN**

***SEMI DETACHED VICTORIAN HOUSE**

***VERY GOOD DECORATIVE ORDER**

***OFF STREET PARKING FOR TWO CARS**

£625,000 Freehold

LIVING ROOM 12' 2" x 11' 10" (3.71m x 3.60m)

Front aspect bay window and wood flooring. Radiator. Feature fireplace with ornate cast iron surround and gas coal effect fire. Archway to:-

DINING ROOM: 11' 10" x 9' 10" (3.60m x 2.99m)

Wood flooring. Radiator. Door to:-

KITCHEN/BREAKFAST ROOM: 17' 5" x 9' 10" (5.30m x 2.99m)

Fitted kitchen with Integrated fridge freezer and dishwasher. Breakfast area with double glazed doors to rear garden. Wood flooring.

UTILITY ROOM:

Rear aspect window.

DOWNSTAIRS CLOAKROOM:

Low level w.c.

STAIRS TO FIRST FLOOR LANDING:

Doors to:-

BEDROOM ONE: 15' 5" x 11' 10" (4.70m x 3.60m)

Double aspect windows and radiator.

BEDROOM TWO: 11' 10" x 9' 10" (3.60m x 2.99m)

Rear aspect window and radiator.

BATHROOM:

Frosted rear aspect double glazed window. Suite comprising of low level w.c, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment and shower cubicle with fitted shower.

STAIRS TO SECOND FLOOR-:

BEDROOM THREE: 12' 2" x 11' 10" (3.71m x 3.60m)

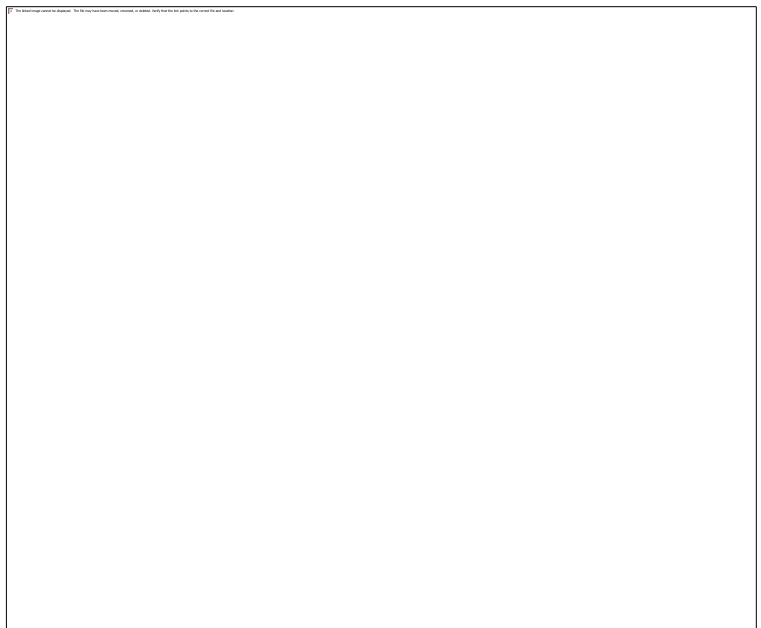
Rear aspect window.

REAR GARDEN:

Large Rear Garden -Well stocked with mature flower and shrubs. Fruit trees.

PARKING:

Off street parking for two cars.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

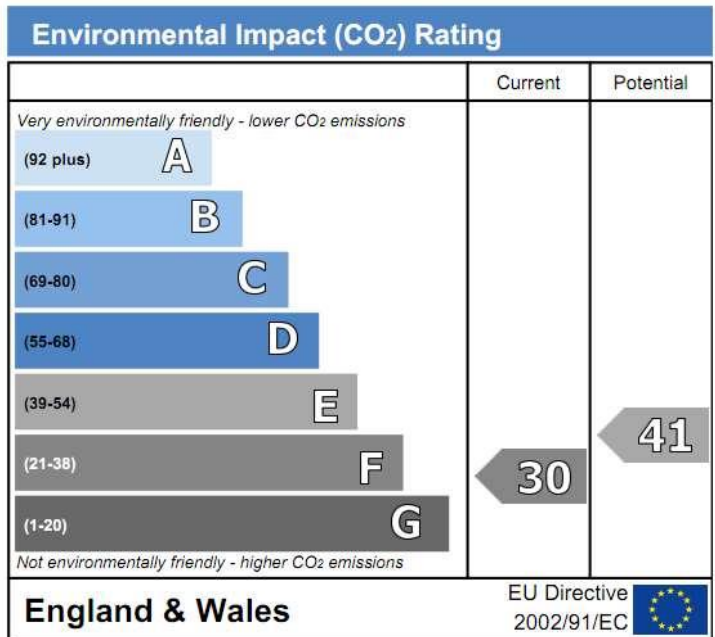
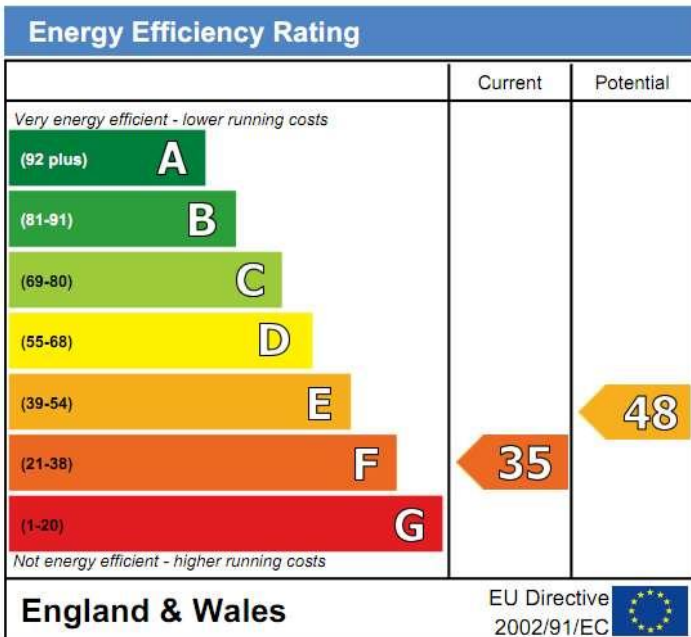
Energy Performance Certificate



83, Tolworth Road,
SURBITON,
KT6 7TA

Dwelling type: Semi-detached house
Date of assessment: 21 January 2011
Date of certificate: 21 January 2011
Reference number: 8299-6129-8260-5379-0926
Type of assessment: RdSAP, existing dwelling
Total floor area: 113 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	514 kWh/m ² per year	394 kWh/m ² per year
Carbon dioxide emissions	9.8 tonnes per year	7.5 tonnes per year
Lighting	£124 per year	£62 per year
Heating	£1,506 per year	£1,217 per year
Hot water	£196 per year	£139 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.