

Alpine Avenue, Surbiton KT5 9RL

£570,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present this beautifully renovated and extended three-bedroom terraced family home, set on a quiet residential road within the popular Sunray Estate. The property comprises a welcoming entrance hallway, stylish open-plan kitchen/dining area with rear extension, and a separate front reception room. Bi-fold doors open onto a south-west facing garden with a versatile garden room - ideal as a gym, office, playroom or studio. Upstairs offers two spacious double bedrooms, a single bedroom and a modern family bathroom with shower over bath. Alpine Avenue is just 0.3 miles from Tolworth railway station, with direct trains to London Waterloo in under 30 minutes. The A3 is also just 0.3 miles away, offering easy access into and out of Central London. A variety of local shops and amenities are within close reach, and the property sits within the catchment area for a variety of good to outstanding primary & secondary schools - making it an ideal choice for families.

Three Bedroom House

Garden

Modern Kitchen

Garden Room/Gym

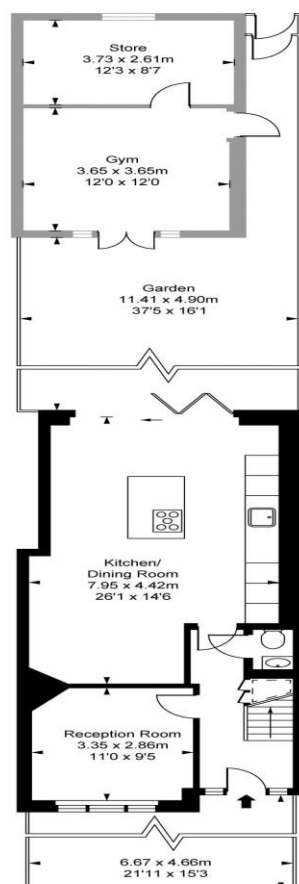
Downstairs WC

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Ground Floor
Approximate Gross Internal Area
48.95 sq m / 527 sq ft

Alpine Avenue, KT5

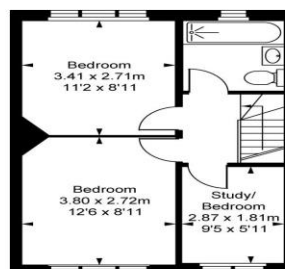
■ Approximate Gross Internal Area
82.46 sq m / 888 sq ft

■ Gym / Store
23.05 sq m / 248 sq ft

Total Areas Shown on Plan
105.51 sq m / 1,136 sq ft

(Including restricted height
under 1.5m □ □ □ □)

(CH = Ceiling Heights)



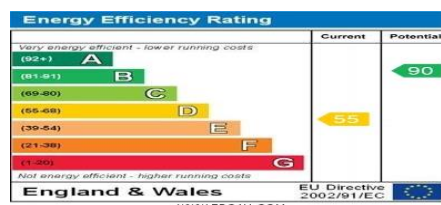
First Floor
Approximate Gross Internal Area
33.52 sq m / 361 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon
Thames



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 the offer process.

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. 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 intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.