

Rickards Close, Surbiton KT6 6RN

welcome to

Rickards Close, Surbiton

Hidden in a tranquil cul-de-sac less than a mile for Surbiton station, this rare to market four bedroom detached home is offered to the market completely chain free with the additional benefits of a garage as well as drive way & airy conservatory.







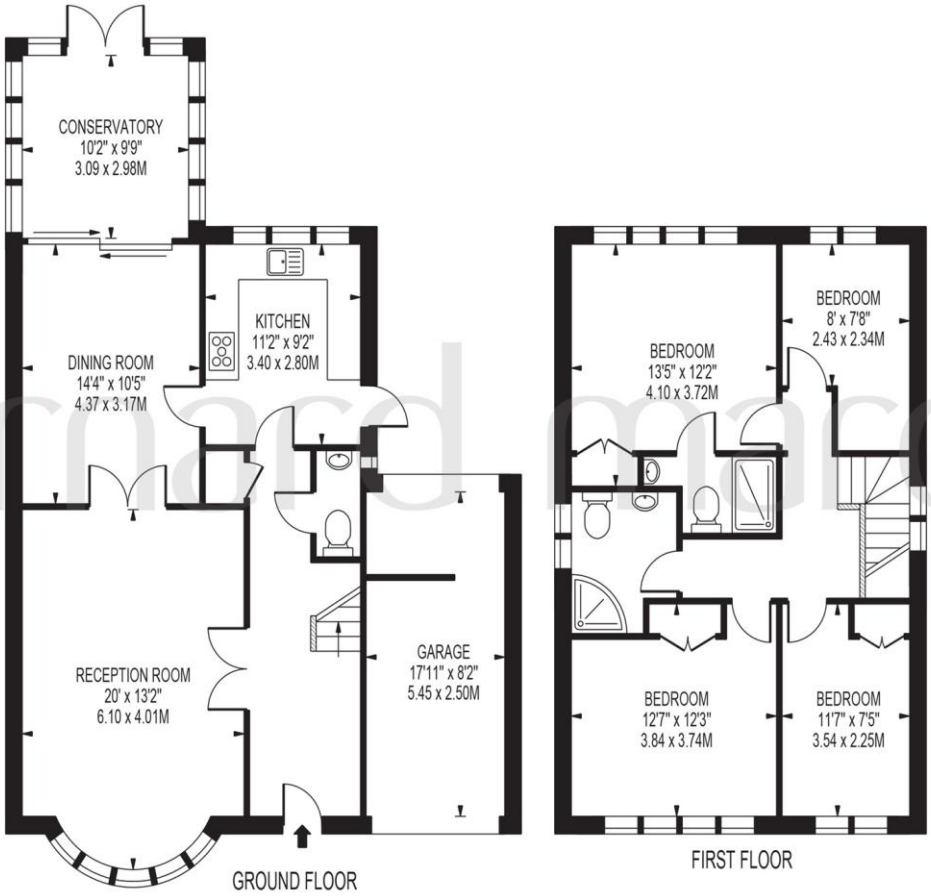






RICKARDS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1397 SQ FT - 129.75 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **147 SQ FT - 13.63 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

barnard marcus

Located in the renowned Rickards Close of Surbiton, this rare to market four bedroom detached home also falls within the catchments for a number popular primary & secondary schools making it the perfect family home.

The heart of the home resides within the vast & airy open plan living/dining area which flows elegantly in to a sizable conservatory that allows an abundance of natural light to illuminate the ground floor of the home through out the day.

Adjoining the living space is the contemporary kitchen which enjoys a healthy amount of counter top space as well as storage. Completing the ground floor is cloakroom/WC as well as an attached garage.

The top floor consists of four generously proportioned bedrooms, the master of which offers an en-suite bathroom, as well as a stylish three piece family bathroom.

With the additional benefit of a spacious drive way this home is expected to receive a large amount of interest so immediate inspection is advised to avoid disappointment.

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

Rickards Close, Surbiton

- Four Bedrooms
- Two Bathrooms
- Detached Home
- Chain Free Sale
- Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£900,000









Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk

The Property Ombudsman

Property Ref:
SUR109691 - 0001

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.

020 8390 8181

Surbiton@barnardmarcus.co.uk

5A Surbiton Parade St. Marks Hill, SURBITON, Surrey, KT6 4RB

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.