



# Hamilton Avenue, Surbiton

4 bedroom semi-detached house for sale

Offers in excess of £600,000  
Freehold

## Description

Sold!! in just 5 Weeks by Castor Bay Property ...Call Mark Elliott if you want to be SOLD too. A newly remodelled 4 bedroom semi detached house, located in a highly sought after residential area, known for it's outstanding schools, including Tolworth Girls school and sixth form. It is within walking distance to Tolworth and Surbiton high street, which offers a range of shops (M&S) and transport links: A3 and Tolworth train station (Zone 5).

Inviting Buyers who are looking between £600,000 to £650,000- Buyer Search Range.

This modern family home has undergone a large remodelling project including a complete extension to the back of the house which includes open living, a new fitted kitchen, dining room and a second reception room with a feature fireplace. All three rooms benefit from natural light thanks to two good sized roof windows and large 6M sliding patio doors that lead to a private garden with newly installed decking.

The large entrance hallway leads to the front reception room, with a new WC and separate utility room. The reception room consists of a lovely bay window to the front of the house, new wooden floors throughout and a second feature fire place.

On the first floor there is a very bright a spacious master bedroom with bay window to the front of the house. There are two extra



bedrooms and a new modern family bathroom.

The second floor loft conversion consist of a double 4th bedroom with windows looking out to the rear with great views, wooden floors, storage in the eaves and a third modern ensuite bathroom with a beautiful oval bath.

This beautiful family home has been decorated to very high standard of natural colour throughout, all new double glazed windows, new central heating system including new radiators, boiler and a smart heating operating system and new doors throughout the entire house.

Tenure: Freehold

**Tenure**

Freehold

# Hamilton Avenue

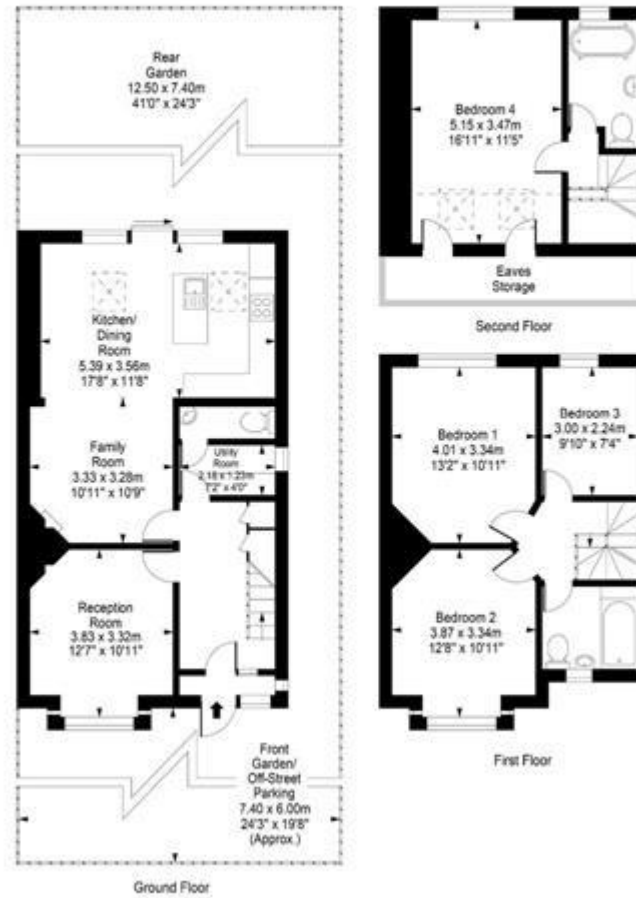
Approx. Gross Internal Area

131 Sq M - 1410 Sq Ft



Key:

--- Reduced headroom below 1.5m / 5'0"



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)



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