



**Hadleigh House, The Avenue, Surbiton, KT5 8AX**

**welcome to**

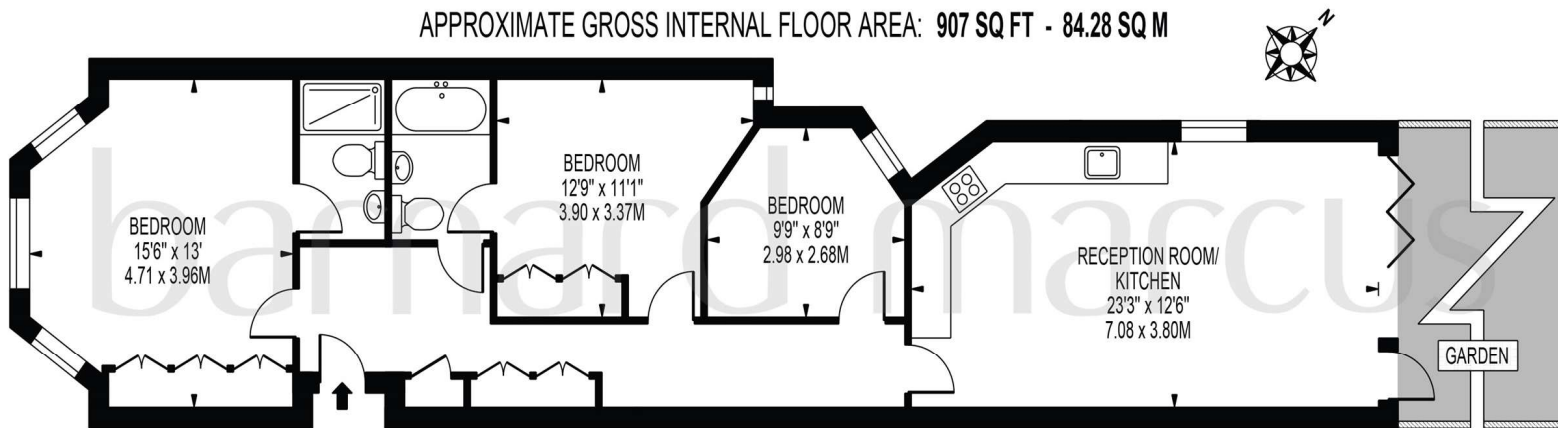
**Hadleigh House, The Avenue, Surbiton**

Located on one of Surbiton's most sought after roads, this three double bedroom ground floor apartment is offered to the market in breath-taking condition with the additional benefits of a private rear garden, allocated parking, two bathrooms.



## HADLEIGH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 907 SQ FT - 84.28 SQ M



### GROUND FLOOR

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.

Located on one of Surbiton's most sought after roads, this three double bedroom ground floor apartment resides just 0.6 miles from Surbiton's vibrant town centre as well as incredibly well connected train station with direct lines to Waterloo taking just 16 minutes. The location further benefits from falling within the catchments for good to outstanding primary & secondary schools making it perfect for those with young families.

Constructed in 2018, the heart of this phenomenal home lies within the vast & airy living/kitchen/dining space. The kitchen comes fully integrated with an ample amount of storage & counter top space to match. The living & dining area allows an ample amount of space for both a functional dining area & spacious lounge whilst the bi-fold doors lead elegantly on to the luscious private rear garden. Just beyond is the sizable communal garden.

Just down the hallway is the first of the double bedrooms with the second double bedroom enjoying an enjoining door to the stylish three piece family bathroom. Concluding this rare to market home is the substantial sized master bedroom that enjoys a collection of large sash windows as well as floor to ceiling built in wardrobes with the addition of a modern three piece en-suite bathroom.

With the additional benefits of an allocated parking space, a remaining new homes warranty & long lease; this property is expected to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

## Hadleigh House, The Avenue, Surbiton

- Three Double Bedrooms
- Two Bathrooms
- Private Rear Gardens
- Allocated Parking Space
- 0.6 Miles To Surbiton Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: 2100.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £575,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108738](https://www.barnardmarcus.co.uk/Property/SUR108738)



Property Ref:  
SUR108738 - 0013

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8390 8181**



[Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**