



**247 HOOK RISE SOUTH
SURBITON
SURREY
KT6 7LT
£475,000**

SEMI DETACHED HOUSE

THREE BEDROOMS

22'5 X 11'2 LOUNGE DINING ROOM

8'4 X 7'6 KITCHEN

MODERN WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

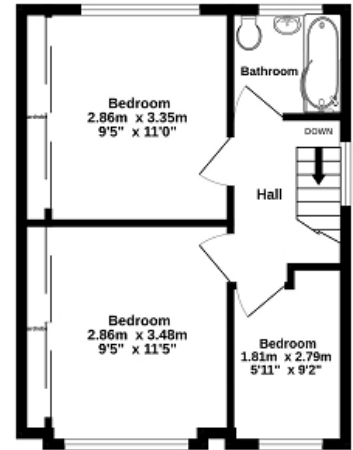
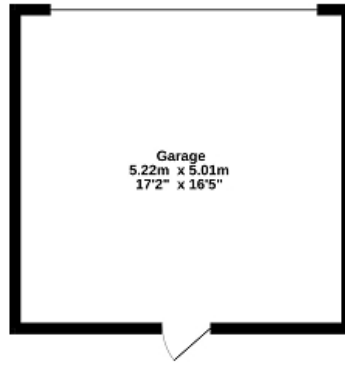
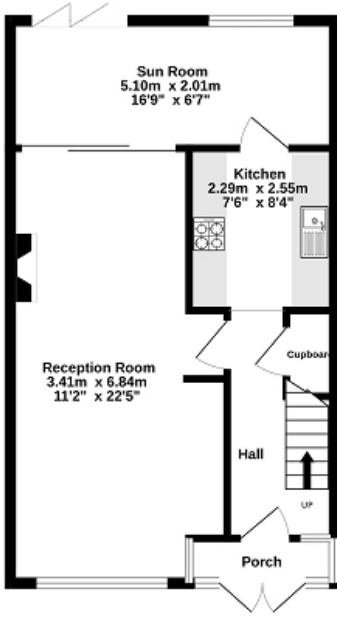
45' REAR GARDEN

DOUBLE GARAGE AND PARKING

VIEWINGS HIGHLY RECOMMENDED

Ground Floor
70.8 sq.m. (762 sq.ft.) approx.

1st Floor
34.7 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1135 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 will be.