



172 Thornhill Road  
Surbiton, Surrey, KT6 7TF

Guide Price: £650,000

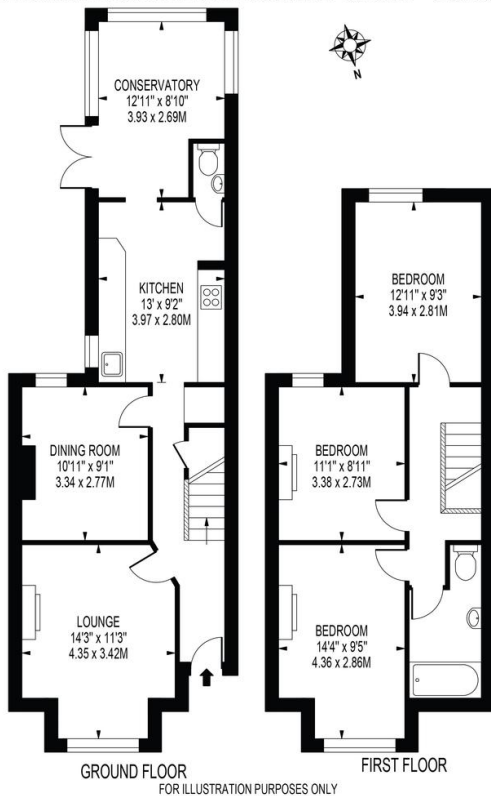


# Property Summary

Chain Free! With exceptionally high ceilings, character features and well-proportioned rooms this lovely period home will suit a growing family with three double bedrooms and the added potential to extend further STPP. Private and secluded rear garden perfect for enjoying the summer sun and entertaining.



**THORNHILL ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1065 SQ FT - 98.98 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

- Potential for a dropped curb subject to consent
- Chain free sale
- Spacious rooms, ideal for entertaining
- Close to highly regarded schools
- Moments from local shops
- Easy access to Surbiton or Tolworth Stations
- Green areas nearby
- Sizeable loft space

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Surrey  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements