



Bond Road, Surbiton

£640,000 *Freehold*

Hawes and Co proudly present this three-bedroom character home for sale. This family residence boasts three bedrooms, two bathrooms, a reception room, dining room, an extended kitchen with garden access, and the added convenience of off-street parking.

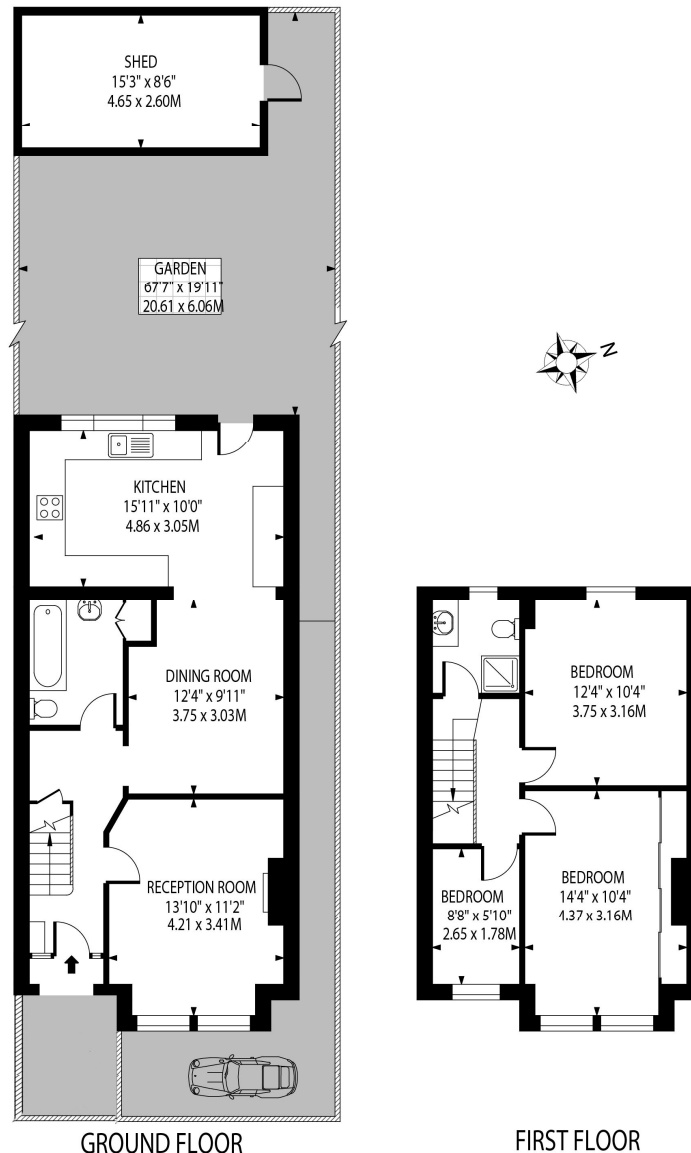
Nestled on Bond Road, this property enjoys a strategic location with excellent local transport links, including a frequent fast train service to London Waterloo. Additionally, a diverse range of local shops and restaurants adds to the appeal of this well-situated home, making it an ideal choice for families seeking both convenience and comfort.

- Three Bedrooms
- Two Bathrooms
- Close To Shops & Amenities
- Semi Detached
- Character Home
- Popular Residential Road
- Freehold
- Council Tax - Band D

BOND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1006 SQ FT- 93.50 SQ M
(EXCLUDING SHED)

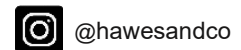
SHED AREA : 130 SQ FT- 12.10 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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IMPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check