

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

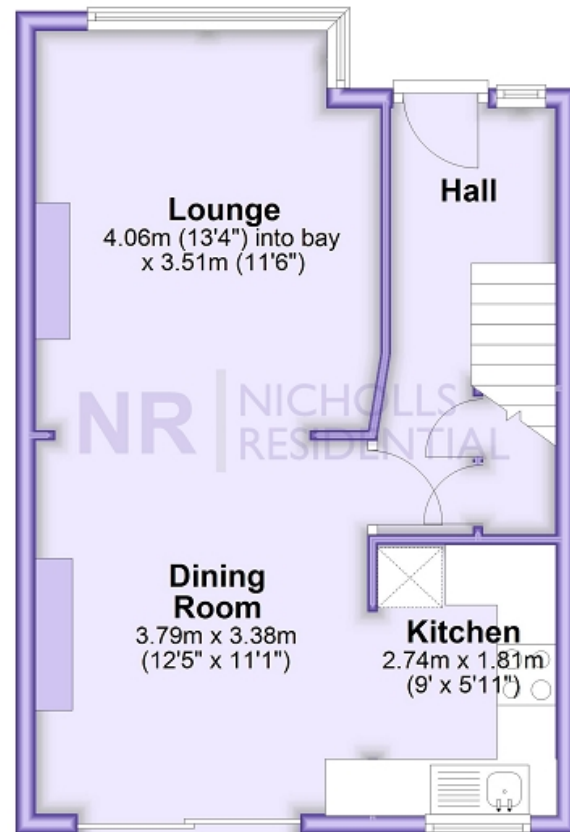
95 Cranborne Avenue, Surbiton



- Four Bedroom
- Extended Family House
- Open Plan Lounge / Dining / Kitchen
- Large Main Bedroom
- En-Suite Shower Room
- Good Sized Rear Garden
- Off Road Parking
- Viewing Highly Recommended

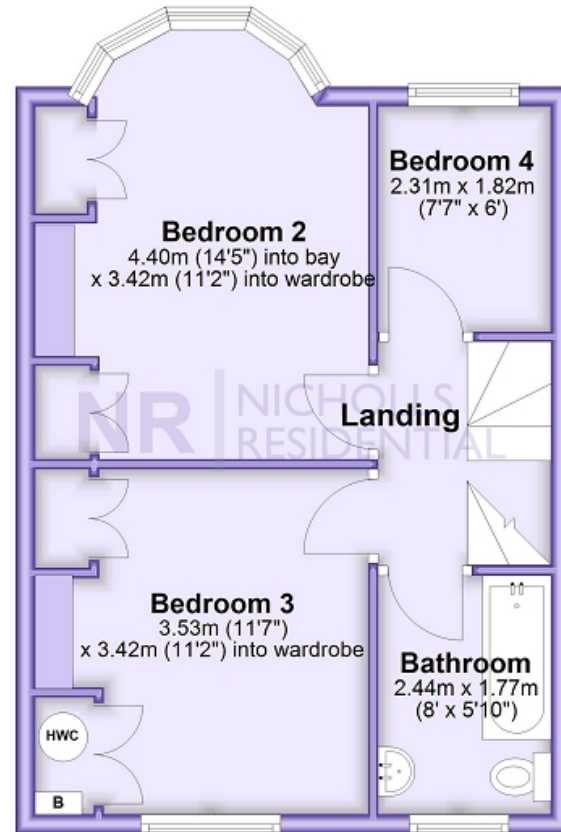
Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



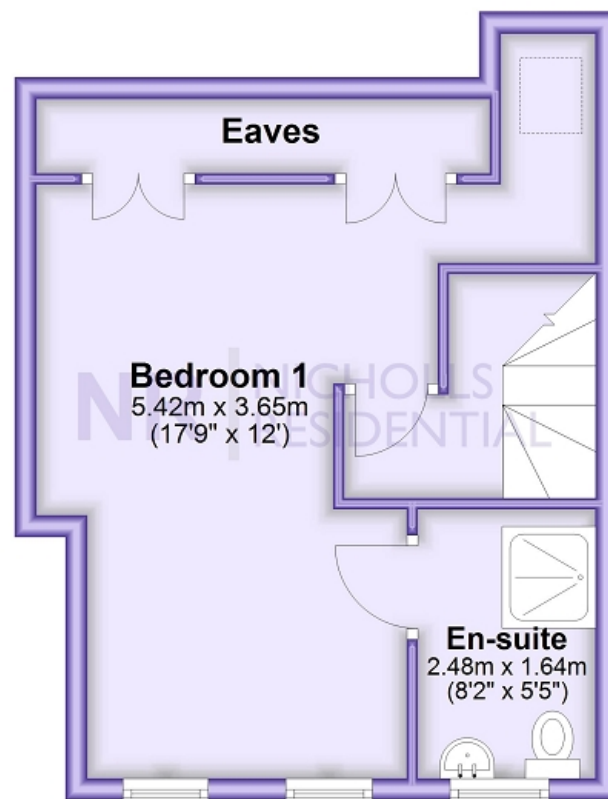
First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Second Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential are pleased to offer for sale this spacious four bedroom family home. Situated in the popular residential location of Cranborne Avenue, within the catchments area for highly regarded schools. Close by are shops, restaurants and other amenities. Tolworth mainline station is easily accessible? providing excellent transport links to London Waterloo.

The accommodation is set over three floors and is presented in good decorative order. To the ground floor there is a welcoming entrance hall which leads into a bright and spacious open plan lounge / dining / kitchen room with a large double glazed bay window to the front and double glazed patio doors leading to the patio and large rear garden. The kitchen has been re modernised with a selection of wall and base units with plenty of work surfaces above and integrated appliances. To the first floor there are three bedrooms? two doubles and a single, completing this floor is the bathroom? fitted with a white suites and grey wall tiles. The good sized main bedroom is on the second floor top floor? this is a bright and airy room with two double glazed window to the rear and an en-suite shower room.

Outside to the rear the garden has a patio area? ornate pond and raised borders? with a lawn areas and path leading through. To the front there is a brick block drive which offers parking for two cars.

Viewing's are highly recommended to appreciate what this property has to offer. Call us to arrange your appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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.

