

property details **approval form**

45 Collingwood Avenue, Surbiton, Surrey, England, KT5 9PU

Date: 20 July 2026

Property Ref and Version: SUR109560 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Barnard Marcus office: 5A Surbiton Parade St. Marks Hill, SURBITON, Surrey, KT6 4RB

T 020 8390 8181 **E** Surbiton@barnardmarcus.co.uk

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>> **price**

£899,950

Tenure: Freehold

>> **key features**

- > Five Double Bedrooms
- > Detached House
- > West Facing Garden
- > Large Drive Way
- > Convenient Distance To Transport & Popular Schools
- > EPC Rating: Awaited

>> **short description**

Barnard Marcus are proud to present a rare opportunity to own a five double bedroom detached home located just moments from rail stations as well as a popular primary/secondary schools making it perfect for commuters & large families alike.

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>> **long description**

Falling within the catchments for a variety of popular nursery, primary & secondary schools; this rare to market five double bedroom detached house also provides a convenient distance to transport links making this the perfect home for large families as well as commuters.

The heart of the home lies within the vast living/dining space. With the meticulous installation of sliding doors, the rooms can be separated or allowed to flow providing buyers with the best of both worlds. The equally spacious dining/kitchen area makes for the perfect entertaining/family space given its size as well as unlimited natural light aspect. The kitchen provides an ample amount of storage as well as counter top spaced whilst the dining area provides access to the conservatory which can be utilised for a variety of different functions.

Completing the ground floor of this exciting home is a luscious West facing rear garden (which contains a sizable summer cabin complete with full electrics), a cloakroom/ WC as well as a multipurpose converted garage space.

The top floor comprises for five well proportioned double bedrooms, the majority of which provided integrated storage, as well as a sizable four piece family bathroom. The home also holds further extension potential - subject to planning permission.

With the additional benefit of a large driveway suitable for a variety of vehicles, this property is expected to be incredibly popular so immediate inspection is advised.

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>> **property images**



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>> **property images**



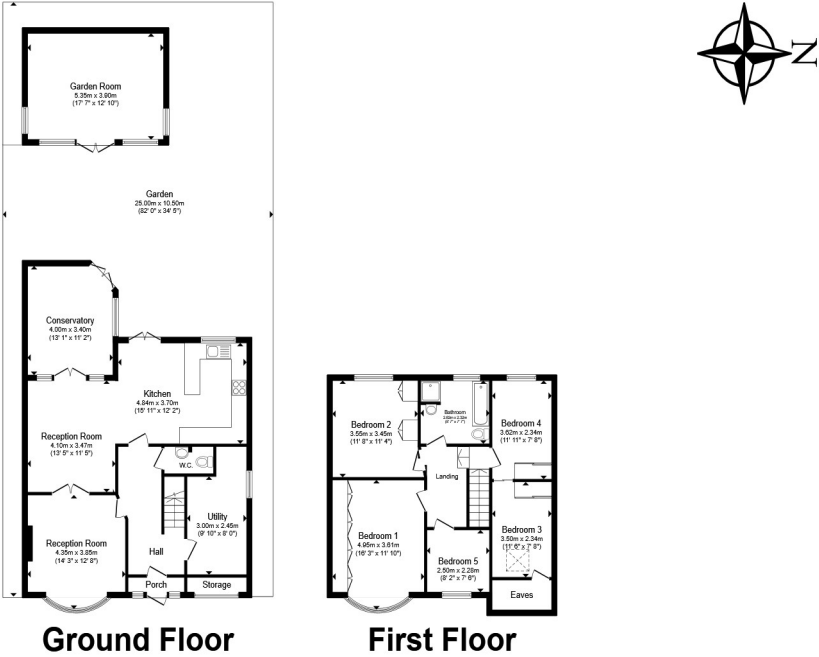
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>> floor plan



Total floor area 175.1 m² (1,884 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Tom Ridge		
Mrs H. Green		