



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## The Avenue, Surbiton, KT5 8JL

A spacious, three-double bedroom town house with a garage, driveway and garden. The property is in need of refurbishment/modernisation. Located on a desirable tree lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a large kitchen-living with French doors leading to the garden. On the ground floor there is a good-size entrance hallway with a cloaks cupboard and a door leading to the integral garage. On the first floor there is a large living room with floor to ceiling windows overlooking the garden, a wc and a double bedroom with fitted wardrobes. On the second floor, two further good-size double bedrooms with fitted wardrobes and a bathroom. There is a driveway and an integral garage at the front and an overgrown courtyard garden to the rear. Gas central heating and double glazing. Council tax band E. Sold with no onward chain.

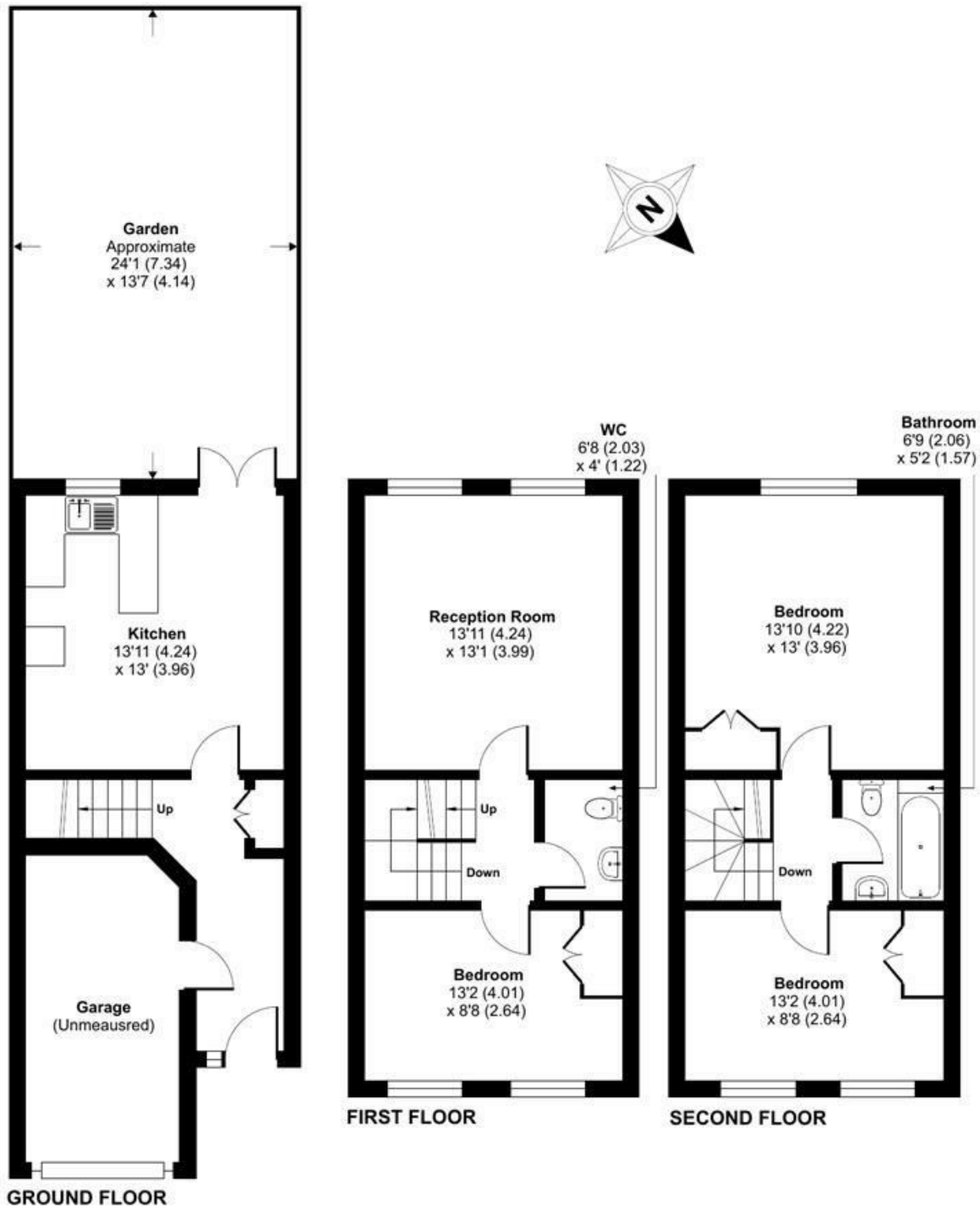
**Guide Price £625,000 Freehold**

**EPC Rating: F**

# The Avenue, Surbiton, KT5

Approximate Area = 1073 sq ft / 99.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1118347

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>36</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	