



Matthew James

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St. Matthews Avenue, Surbiton, KT6 6JJ

Matthew James are delighted to offer this outstanding six-bedroom, three-bathroom detached Edwardian house, steeped in character, maintained to a high standard by the current owner. Located on a desirable tree lined road within walking distance of Surbiton mainline station and high street. The ground floor boasts two spacious reception rooms and a charming hallway with original floors restored to their natural beauty. Adding further to the character are three fireplaces with recently upgraded chimney flues and we are informed EU-regulation gas fires. The bespoke open plan kitchen design includes extensive units, stone countertops, integrated stainless steel appliances and a utility area. The kitchen leads to a lovely dining area with a vaulted ceiling comprised of original beams, underfloor heating and French doors to the garden. There is also a cellar and a ground floor cloakroom. On the first floor, a master bedroom with fitted wardrobes and a full en-suite bathroom with a separate shower. There are two further double bedrooms, a large shower room and an additional cloak room. On the half landing a tranquil bathroom with a stand-alone roll top bath. On the second floor there are two further double bedrooms fitted with air conditioning units and further substantial eaves storage. To the rear is a beautifully maintained secluded garden and a modern garden store room equipped with power and lights. Double glazing. At the front there is driveway parking for two cars. A must-see home. Council tax band G.

Guide Price £1,425,000 Freehold

EPC Rating: E

St. Matthews Avenue, Surbiton, KT6

Approximate Area = 2334 sq ft / 216.8 sq m

Limited Use Area(s) = 262 sq ft / 24.3 sq m

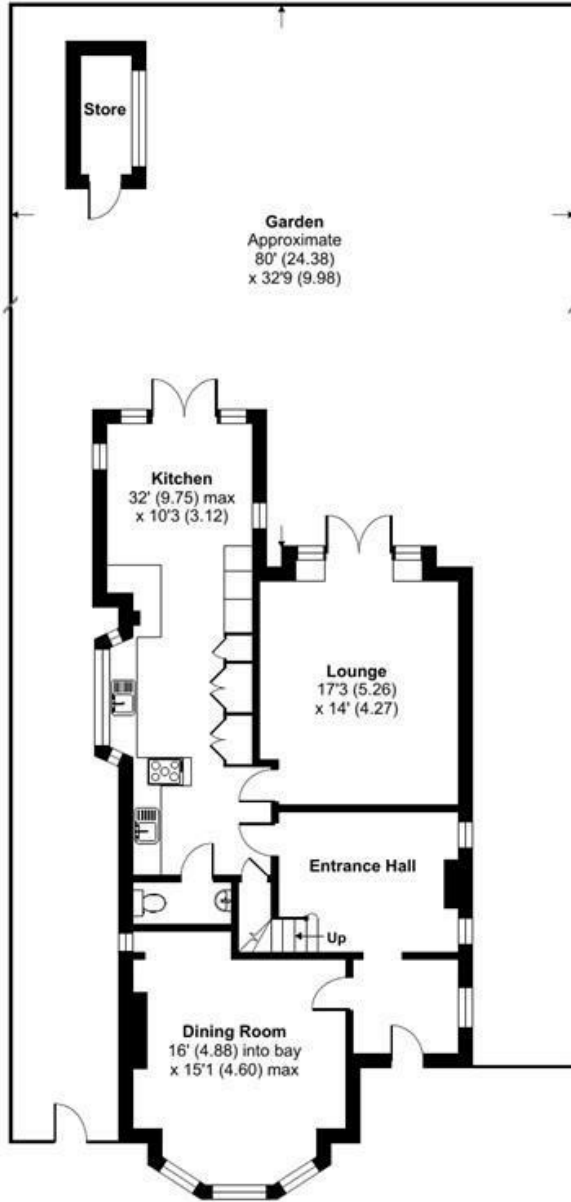
Store = 31 sq ft / 2.8 sq m

Total = 2627 sq ft / 243.9 sq m

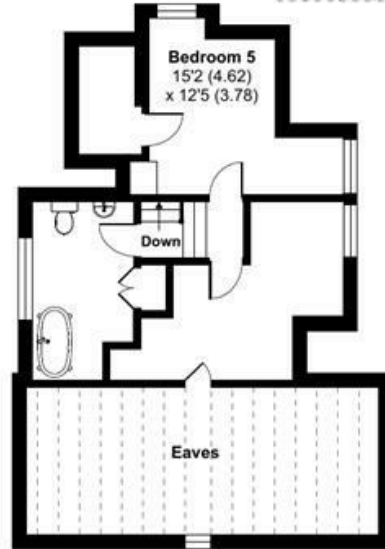
For identification only - Not to scale



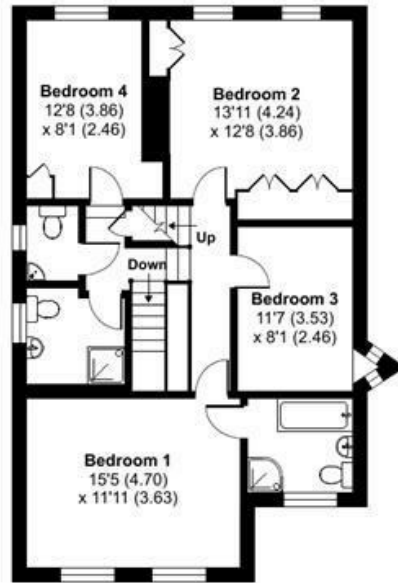
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 948351

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/fitments 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.

