



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



Elgar Avenue, Surbiton, KT5 9JP

An excellent spacious three-bedroom semi-detached house with a large private garden, a garage and the potential to extend (subject to usual consents). Located in the desirable Berrylands area within easy reach of Berrylands Station, with Tolworth Station, local shops and schools a walk away. The many benefits include two very generous sized reception rooms with a bay window at the front and sliding doors opening to the garden at the rear. There is also a generous size, separate modern fitted kitchen with integral appliances and a door to the garden. The welcoming entrance hallway includes storage. On the first floor are two large double bedrooms plus a good size single bedroom. There is also a modern white bathroom suite with a shower over the bath and a separate wc. Gas central heating and double glazing. The secluded, well maintained rear garden stretches back approx. 92ft. There is driveway parking at the front for 2/3 cars which leads to the garage. Council tax band E. A lovely family home.

Guide Price £775,000 Freehold

EPC Rating: E

Elgar Avenue, Surbiton, KT5

Approximate Area = 1118 sq ft / 103.8 sq m

Garage = 115 sq ft / 10.6 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1297 sq ft / 120.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1047890

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		44	71
England & Wales		EU Directive 2002/91/EC	

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