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## Bond Road, Surbiton, KT6 7SH

Cash Buyers Only - A large three-bedroom detached house set on a good-size plot. The property is in need of extensive refurbishment and would benefit from extending (subject to usual consents). Located within easy reach of Surbiton mainline station and high street with local schools, shops and amenities within a short walk. The many benefits include a large reception room with a bay window at the front and doors leading to the garden at the rear. There is a separate kitchen and an entrance hallway with stairs leading to the first floor. On the first floor, there are three generous size bedrooms, a bathroom and a separate wc. To the rear there is a secluded garden stretching back approx. 71ft. There is also a driveway, an attached garage and a traditional front garden. Council tax band F. Sold with no onward chain. An excellent opportunity to create a long-term family home.

**Guide Price £675,000 Freehold**

**EPC Rating: G**

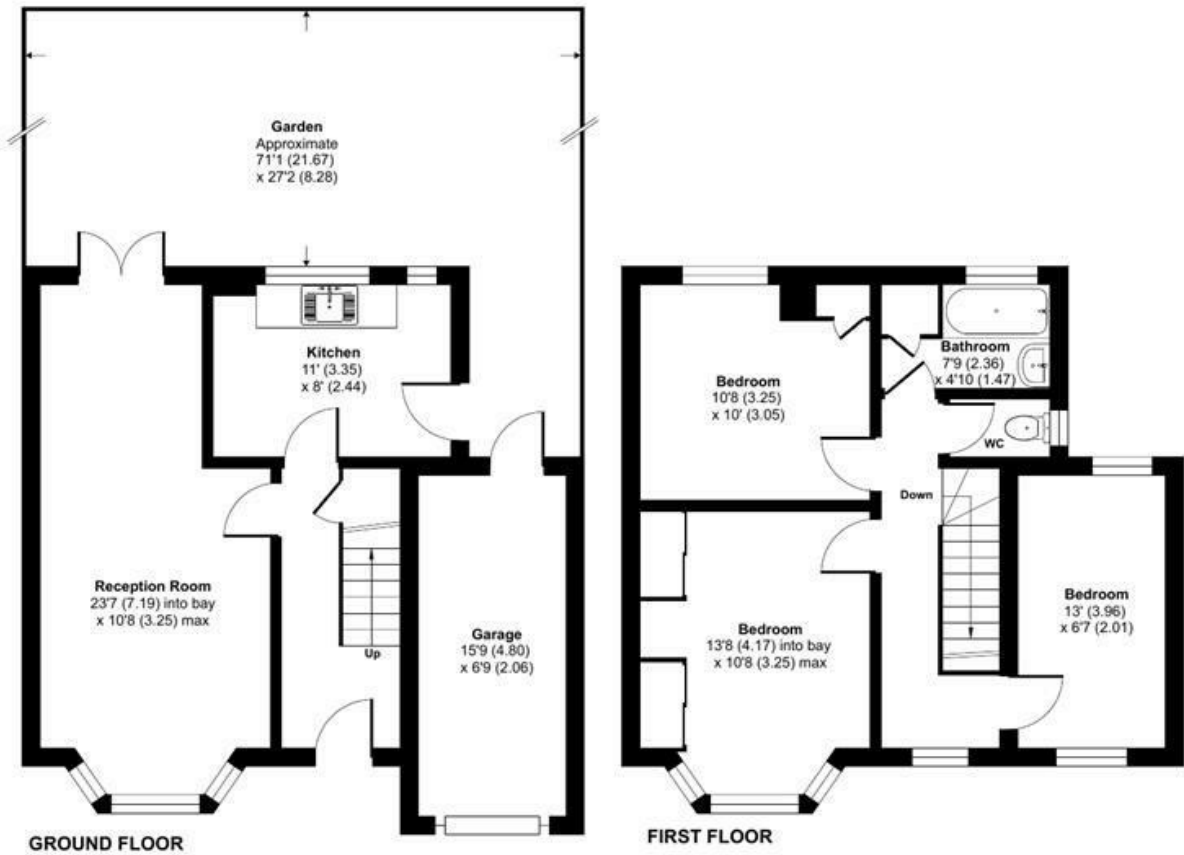
# Bond Road, Surbiton, KT6

Approximate Area = 884 sq ft / 82.1 sq m

Gargae = 108 sq ft / 10 sq m

Total = 992 sq ft / 92.1 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 2024. Produced for Matthew James. REF: 1108800

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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 energy efficient - higher running costs	
<b>1</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</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>1</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	