



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



Selsdon Close, Surbiton, KT6 4TF

An excellent three-storey town house set in a quiet cul-de-sac within a short walk of Surbiton mainline station and high street. The property would benefit from some modernisation and refurbishment. The many benefits include good size living accommodation on the first floor including a large lounge, a fitted kitchen with appliances and a dining room. On the ground floor there is a study/3rd bedroom, a utility room with a door to the garden, a cloakroom and an integral garage. On the top floor, two large double bedrooms and a bathroom with a shower over the bath. To the rear is a private courtyard garden to the front, driveway parking leading to the garage. Council tax band F. No onward chain. An excellent home with potential.

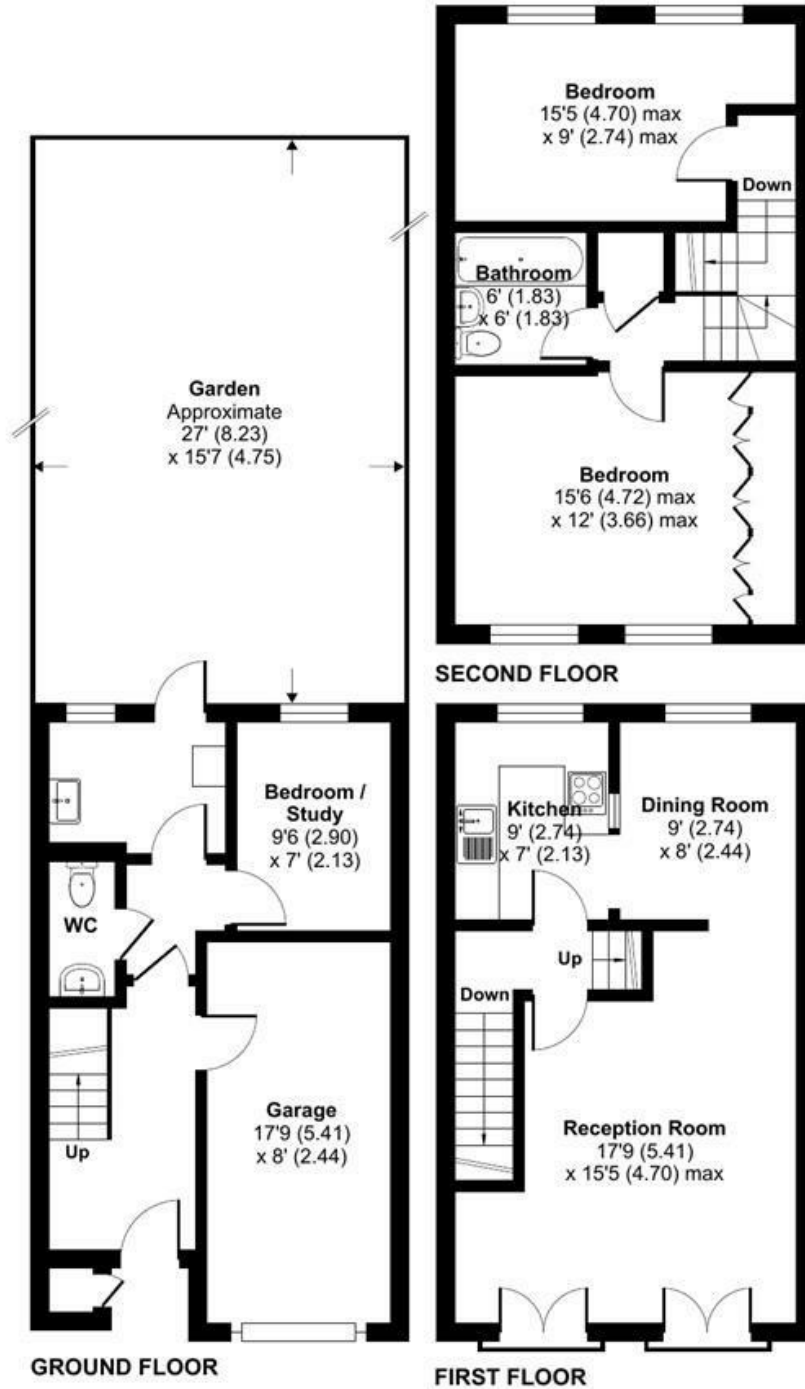
Guide Price £799,950 Freehold

EPC Rating: D

Selsdon Close, Surbiton, KT6

Approximate Area = 1100 sq ft / 102.2 sq m
 Garage = 144 sq ft / 13.4 sq m
 Outbuilding = 4 sq ft / 0.3 sq m
 Total = 1248 sq ft / 115.9 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: 1120054

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.

