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Worthington Road, Surbiton, KT6 7RX

A detached period house in need of extensive refurbishment which would benefit from extending subject to usual consents. Located on a highly desirable road within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The benefits include two-good size reception rooms plus a separate kitchen and a ground floor bathroom. On the first floor there are three good-size bedrooms plus a small room and a wc. To the rear there is a side return area and a private garden which stretches back approx. xxxx feet. Council tax band E. Following extensive work, the property offers the opportunity to create a lovely family home. No onward chain.

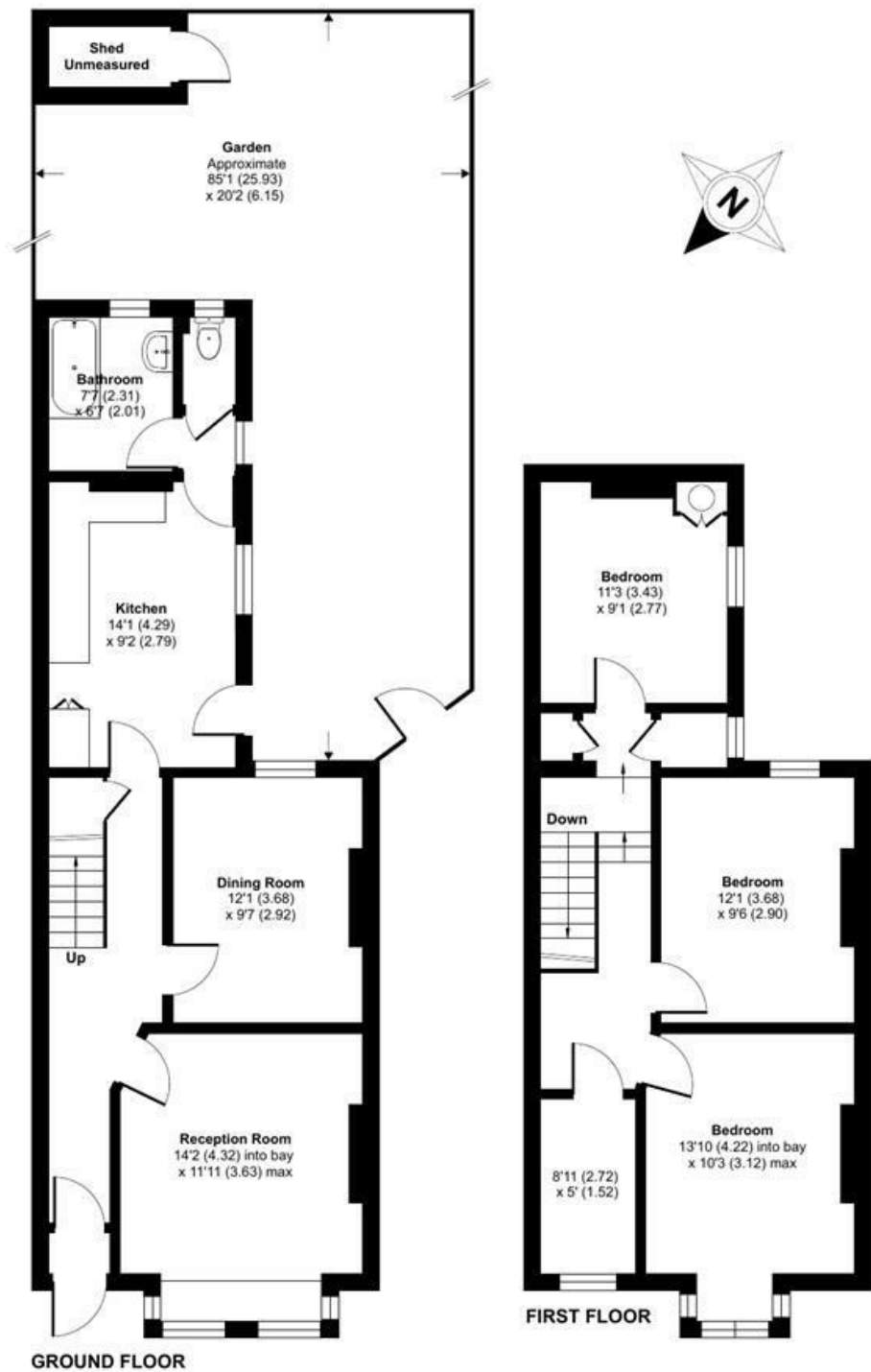
Guide Price £685,000 Freehold

EPC Rating: E

Worthington Road, Surbiton, KT6

Approximate Area = 1122 sq ft / 104.2 sq m (excludes shed)

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: 1013566.

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		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		