



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



King Charles Road, Surbiton, KT5 8PQ

An outstanding five bedroom, two bathroom semi-detached house presented in a contemporary style with generous living accommodation. Set on a quiet road within walking distance of Surbiton mainline station and high street. The many benefits include a very light, spacious open plan living room with ample sitting and dining space and glazed doors leading out to the garden. There is a contemporary shaker style kitchen with integral appliances, wooden surfaces and underfloor heating. A separate utility space, a ground floor cloak room and access to the integral garage. There is a welcoming entrance hallway with stairs to the first floor. On the first floor a very large main bedroom suite with a sumptuous white en-suite shower room and underfloor heating. Plus three further double bedrooms and a good size single bedroom. There is a coordinating family bathroom with a shower over the bath. Gas central heating, double glazing and solar thermal panels. To the rear a well planted and maintained secluded garden with a lovely stone terrace. Driveway parking at the front leading to the integral garage. Council Tax Band F.

Guide Price £950,000 Freehold

EPC Rating: C

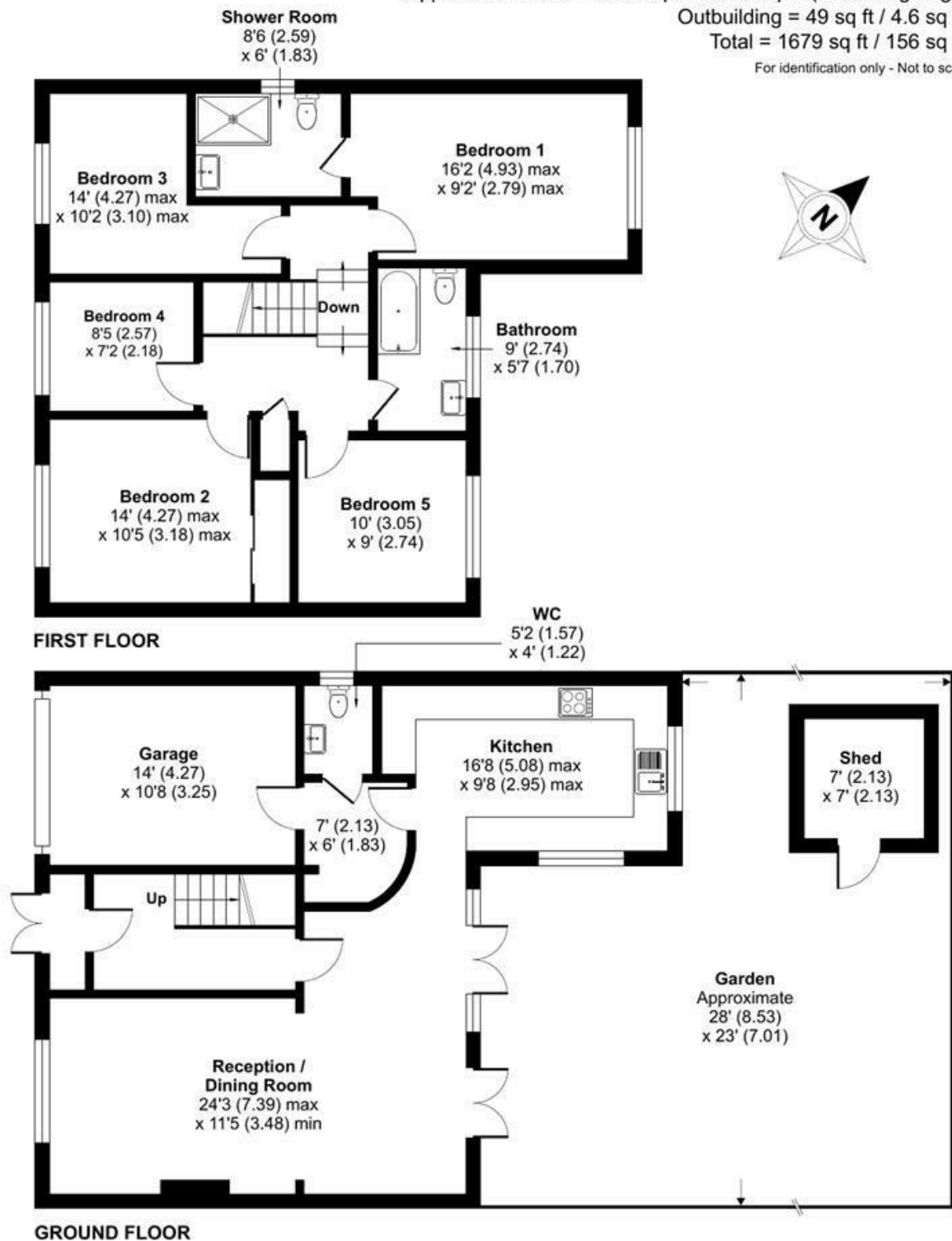
King Charles Road, Surbiton, KT5

Approximate Area = 1630 sq ft / 151.4 sq m (includes garage)

Outbuilding = 49 sq ft / 4.6 sq m

Total = 1679 sq ft / 156 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 2022. Produced for Matthew James. REF: 855571

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		
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	