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Guilford Avenue, Surbiton, KT5 8DQ

An outstanding, spacious four bedroom, two-bathroom detached family home with extensive living accommodation, a large private garden and integral garage. Located on a quiet residential road within walking distance of Surbiton mainline station and high street. The many benefits include a large, welcoming reception hallway and downstairs w.c. a lovely front sitting room with a full height bay window and feature fireplace. With a large separate dining room and an open plan kitchen-breakfast room, both benefit from French double doors leading out on to extensive decking and a beautiful private garden and a small patio to the rear. The kitchen-breakfast room also benefits from a separate utility area, from which access can be gained to the integral garage. Pedestrian access to the rear is via a small footpath. The first floor comprises of 4 double bedrooms. A delightful master bedroom suite overlooking the garden with en-suite shower room and 3 further double bedrooms and family bathroom.

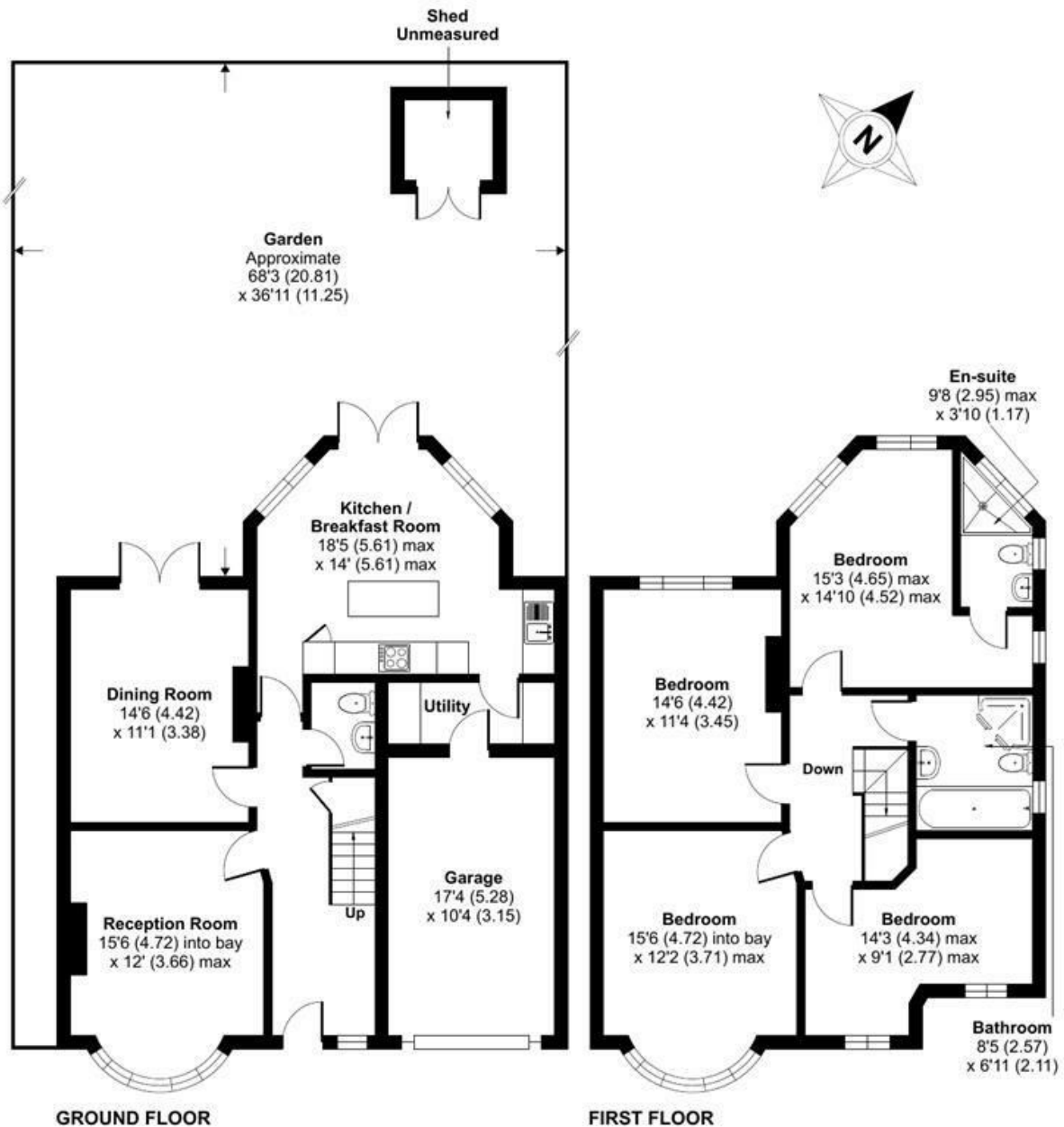
Guide Price £1,225,000 Freehold

EPC Rating: E

Guilford Avenue, Surbiton, KT5

Approximate Area = 1779 sq ft / 165.3 sq m (includes garage & 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: 1007551

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	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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