



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



Kings Road, Surbiton, KT6 5JF

An excellent, three double bedroom two bathroom end of terrace house with generous accommodation and a modern garden office. Located within the highly desirable Long Ditton area, Surbiton mainline station is within easy reach with local shops and amenities only minutes walk away. The many benefits include a very spacious open plan kitchen-dining-living room with French doors opening to the garden and a modern fitted kitchen with integral oven-hob and hood. There is also a separate sitting room with a wood burning stove and bespoke alcove cupboards. On the first floor two double bedrooms and a family bathroom with a shower over the bath. The master bedroom on the top floor includes fitted wardrobes, eaves storage, French doors with a Juliet balcony and a sumptuous en-suite shower room. Gas central heating and double glazing. The south west facing rear garden includes a modern garden office with power, light and heating.

Guide Price £720,000 Freehold

EPC Rating: C



Long Ditton, Surbiton, KT6

Approximate Area = 1204 sq ft / 111.9 sq m

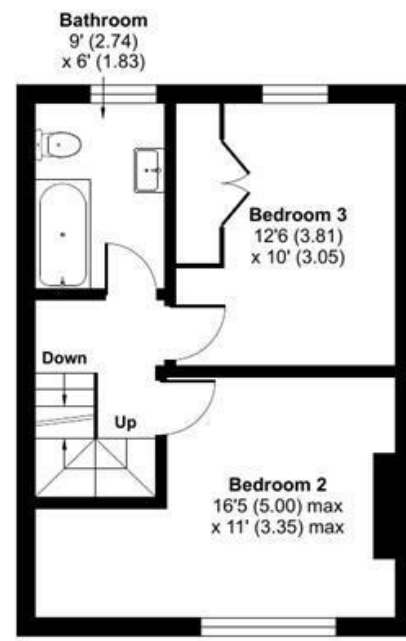
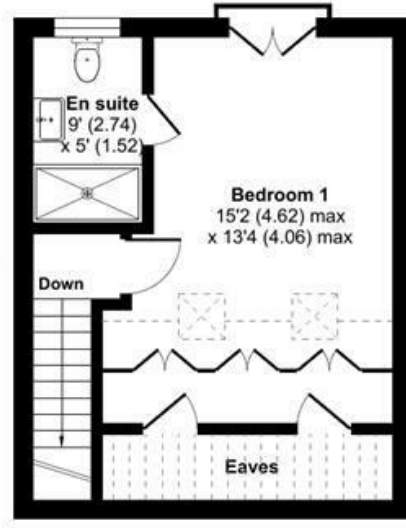
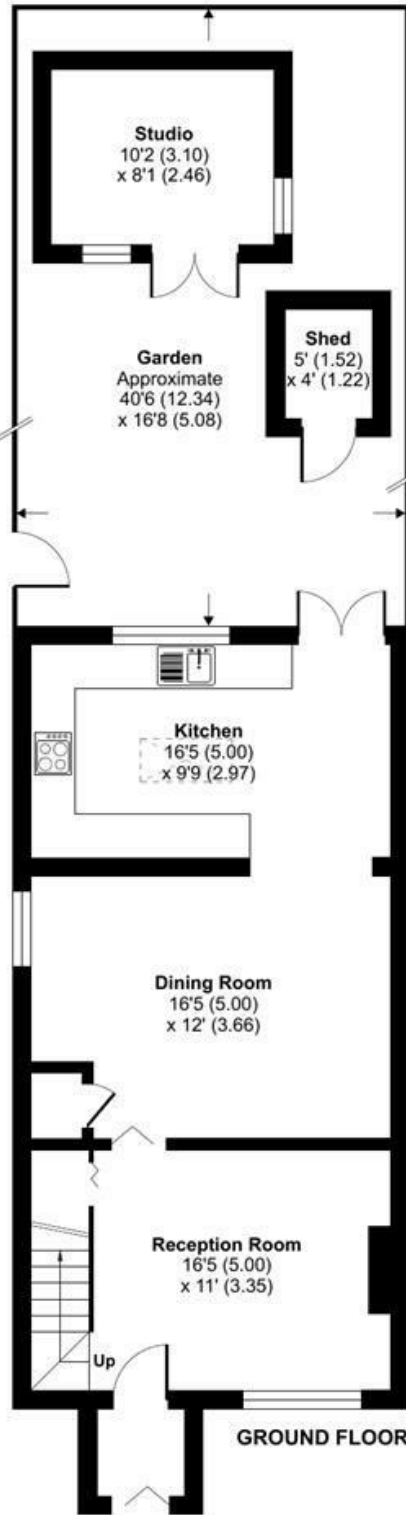
Limited Use Area(s) = 108 sq ft / 10 sq m

Outbuildings = 101 sq ft / 9.4 sq m

Total = 1413 sq ft / 131.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 828313

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			87
(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	