



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



Cranes Park, Surbiton, KT5 8AD

An impressive, spacious five-bedroom, three-bathroom semi-detached period home with extensive living accommodation, a large private garden and a garage with a driveway. Located within the desirable Cranes Park, which is within walking distance of Surbiton mainline station and high street. The many benefits include a lovely front-facing sitting room with a period fireplace and walk-in bay window, plus a separate family room. There is also an extensive kitchen-dining room opening onto a good size conservatory which leads to the garden. A cloakroom is accessed from the kitchen. The welcoming entrance hallway has stairs leading to the first floor. On the first floor a generous master bedroom with an en-suite shower room. There is also another double bedroom plus a single bedroom/study and a family bathroom with a separate shower. On the top floor, two further large double bedrooms and a bathroom. Access to a boarded loft space via a loft ladder. Gas central heating. To the rear is a private garden stretching back approx. 96ft with a storage shed and vehicular access onto Villiers Avenue. At the front is a traditional garden and driveway parking for two cars leading to the garage. Council tax band G. An outstanding home in an excellent location

Guide Price £1,450,000 Freehold

EPC Rating: E

Cranes Park, Surbiton, KT5

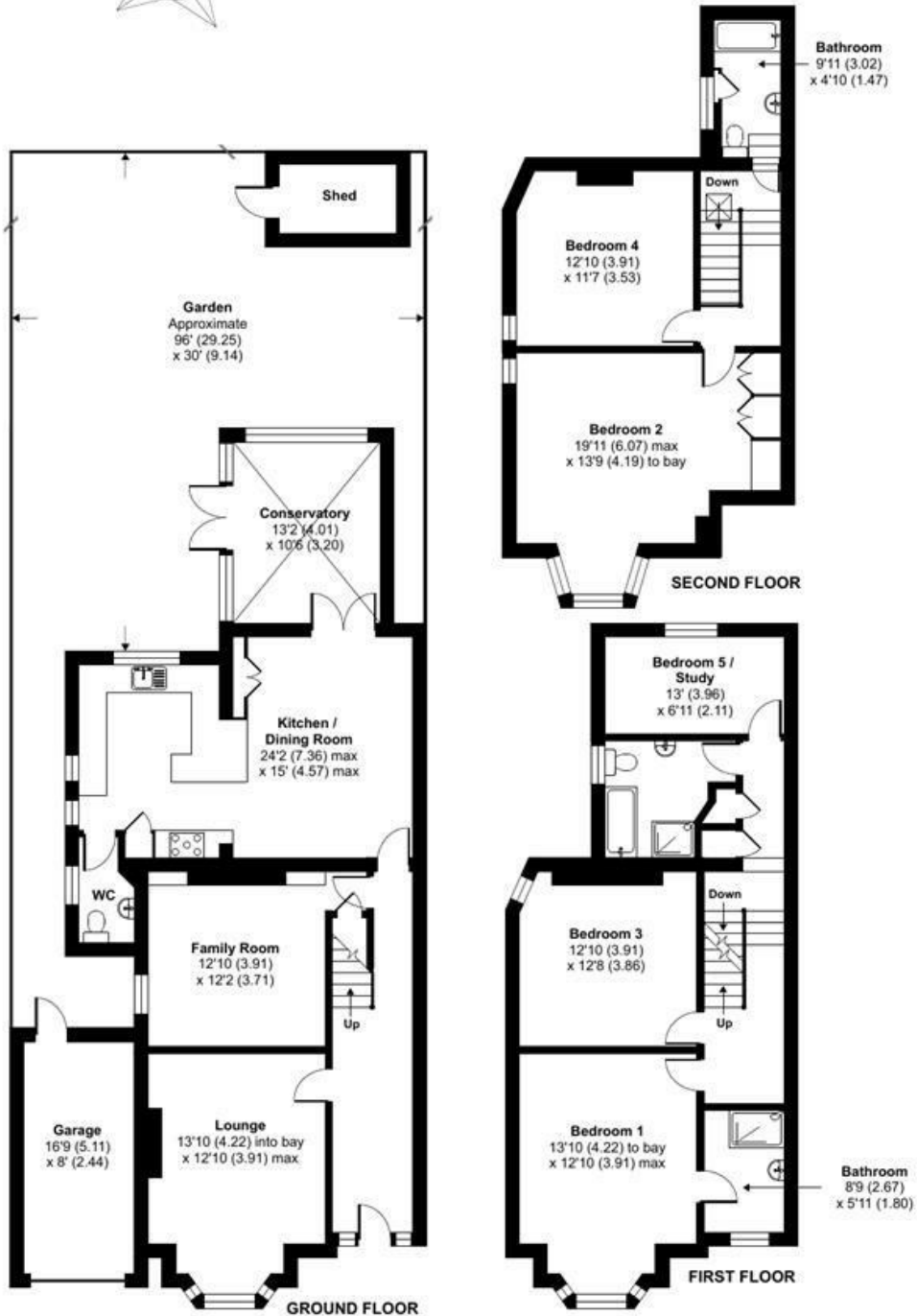
Approximate Area = 2423 sq ft / 225.1 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 2599 sq ft / 241.4 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 2023. Produced for Matthew James. REF: 959608

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/fittings 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			
		54	78
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		