



Matthew James

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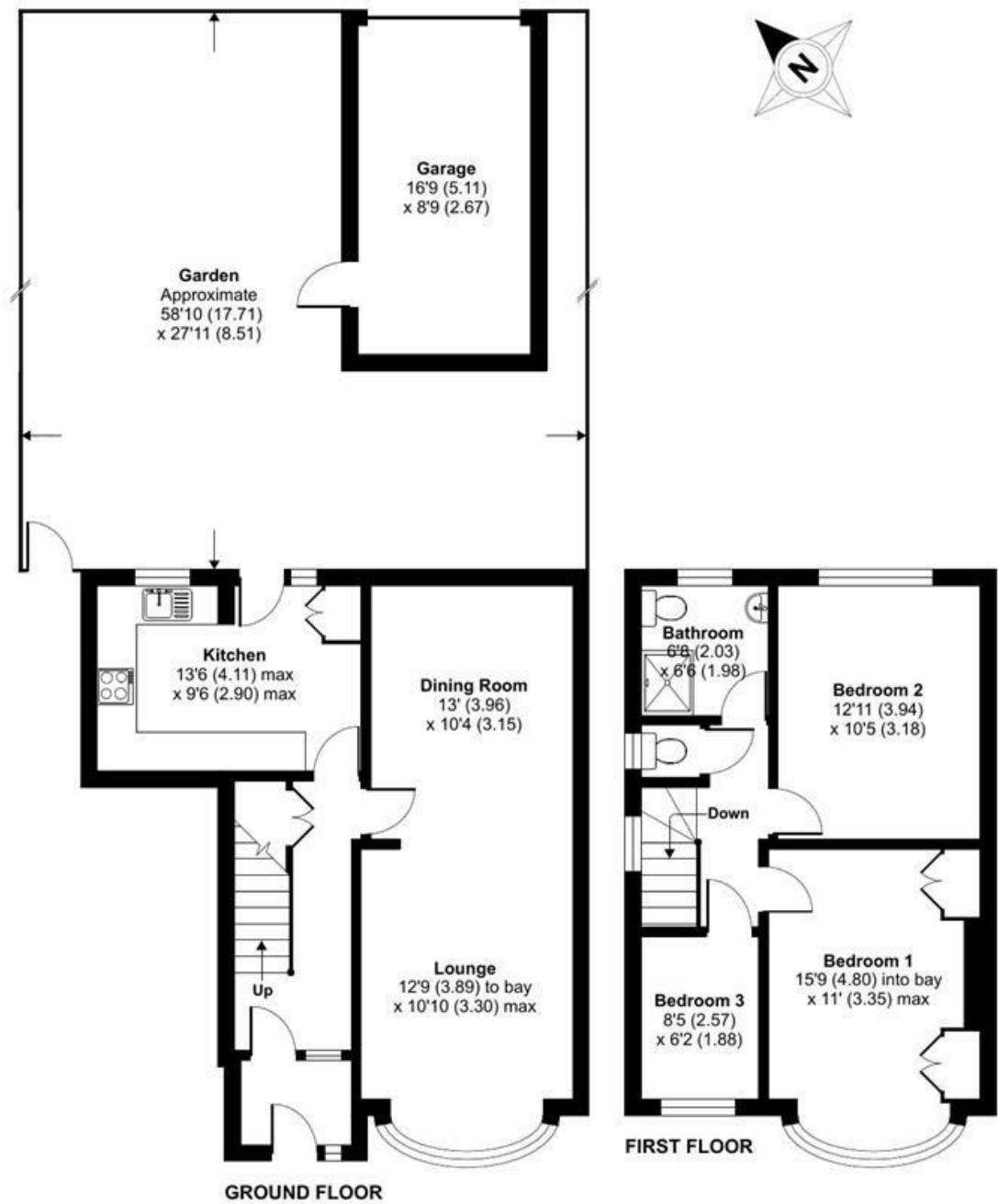
A spacious three bedroom semi-detached house with extensive living accommodation, a large private garden and a garage with access onto Broad Oaks road at the rear. The property offers potential to extend subject to usual consents. It is located within walking distance of Tolworth station and Broadway, with many shops and amenities. The benefits include a large lounge dining room with a bay window at the front and French doors at the rear opening onto the garden. There is a separate modern fitted kitchen breakfast room with a door to the garden. The welcoming entrance hallway includes storage and stairs leading to the first floor. There are two large double bedrooms and a good size single room, plus a modern white shower room and a second wc. The large loft offers the potential to extend subject to usual consents. The garden to the rear is approx. 58ft in length and well maintained. Garage accessed from Broad Oaks. Driveway parking for two cars at the front. Council tax band E.

Guide Price £600,000 Freehold

EPC Rating: D

Hamilton Avenue, Surbiton, KT6

Approximate Area = 1027 sq ft / 95.4 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1176 sq ft / 109.2 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: 1014405.

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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		