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Arlington Road, Surbiton, KT6 6BN

An excellent, spacious three-bedroom semi-detached period home with many original features. In need of modernisation with the potential to extend and improve subject to usual consents. Located on a highly desirable road with no through traffic and an active community. The mainline station and high street are a short walk away. The many benefits include a lovely front sitting room with a bay window and fireplace. There is a separate dining room, also with a fireplace, and a separate breakfast room which leads into the kitchen. On the ground floor, you will also find a rear lobby and wc plus a welcoming entrance hallway with stairs leading to the first floor. The master bedroom stretches across the front of the property with a period fireplace. There are two further double bedrooms also with period fireplaces. Plus a white fitted bathroom suite. To the rear is a well maintained south-west-facing garden with a brick-built shed. Double glazing and electric heating. There is no gas connected to the property. Council tax band E. A great opportunity to create a long-term family home.

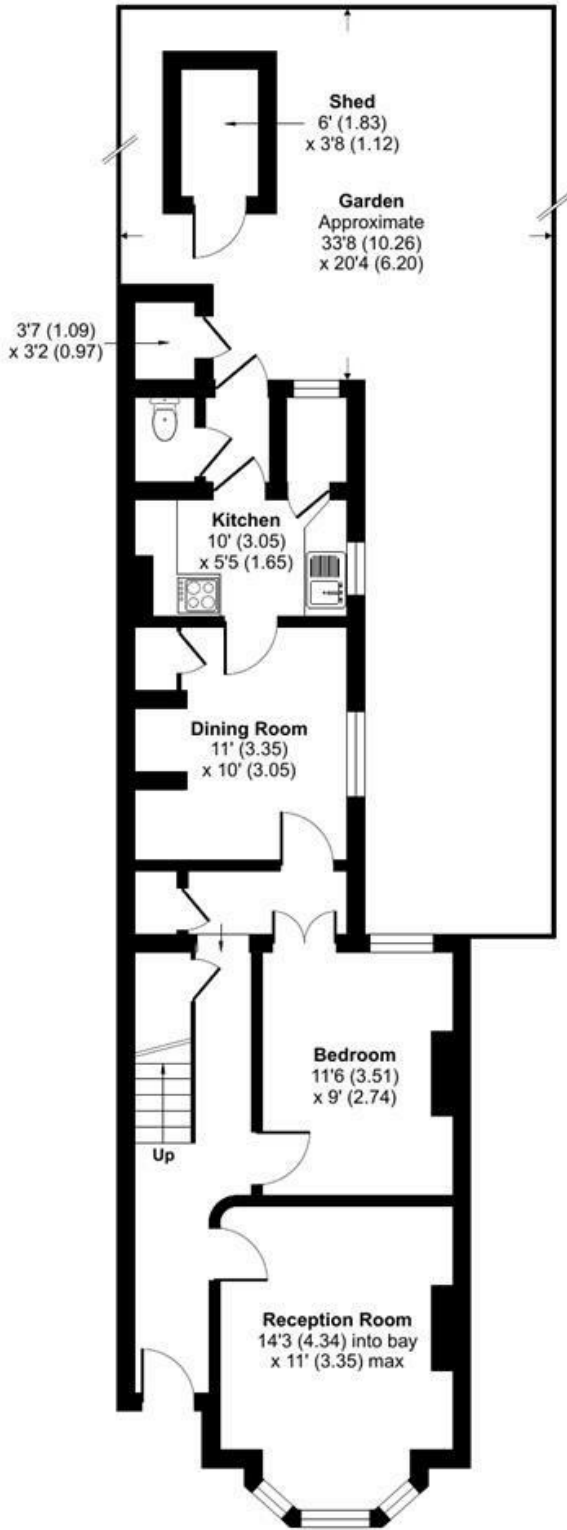
Guide Price £829,950 Freehold

EPC Rating: F

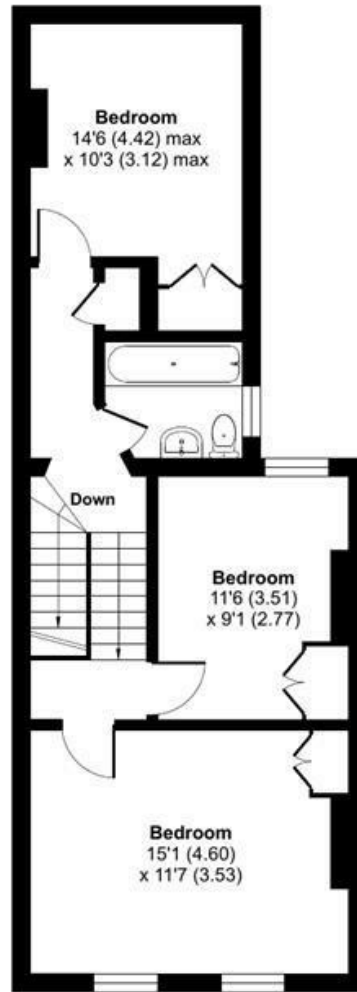
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Approximate Area = 1192 sq ft / 110.7 sq m
 Outbuildings = 32 sq ft / 3 sq m
 Total = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1101870

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/fitments 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			81
(69-80) C			
(55-68) D			
(39-54) E		35	
(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	