



# Matthew James

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## Glenbuck Road, Surbiton, KT6 6BS

An excellent, traditional three/four bedroom detached family house with extensive accommodation, a shared driveway, a garage and a private garden. The property offers the potential to extend and modernise (subject to usual consents). It is located within a very short walk of Surbiton mainline station and high street. The many benefits include a large sitting room at the front of the property with a bay window and a separate study. There is also an additional living room which leads to the conservatory/dining room and the fitted kitchen which has integral appliances and stone surfaces. Accessed from the kitchen is a side lobby/utility area with an external door and a ground floor cloak room/laundry. On the first floor is a large main bedroom plus two further good-sized bedrooms, a large family bathroom with a separate shower plus separate wc. A potential fourth bedroom has a spiral staircase which leads to a large loft space previously used for hobbies/games. To the rear is a private enclosed garden and the garage. Council tax band G. A lovely family home with potential, sold with no onward chain.

**Guide Price £900,000 Freehold**

**EPC Rating: E**

# Glenbuck Road, Surbiton, KT6

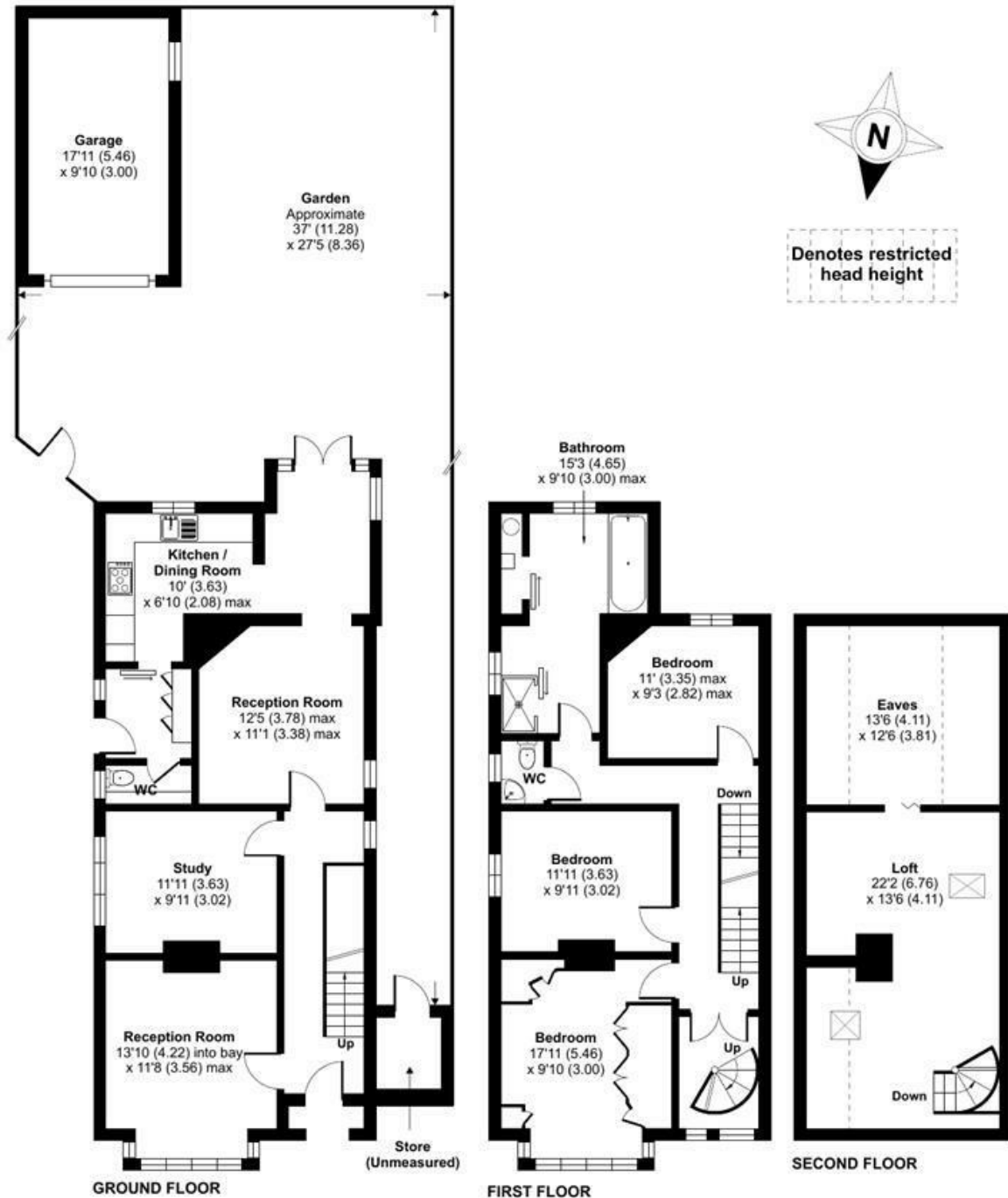
Approximate Area = 1876 sq ft / 174.2 sq m (excludes store)

Limited Use Area(s) = 122 sq ft / 11.3 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 2174 sq ft / 201.8 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: 996040

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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	