



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T 020 8390 2266 F 020 8390 4466

E enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Cleaveland Road, Surbiton, KT6 4AJ

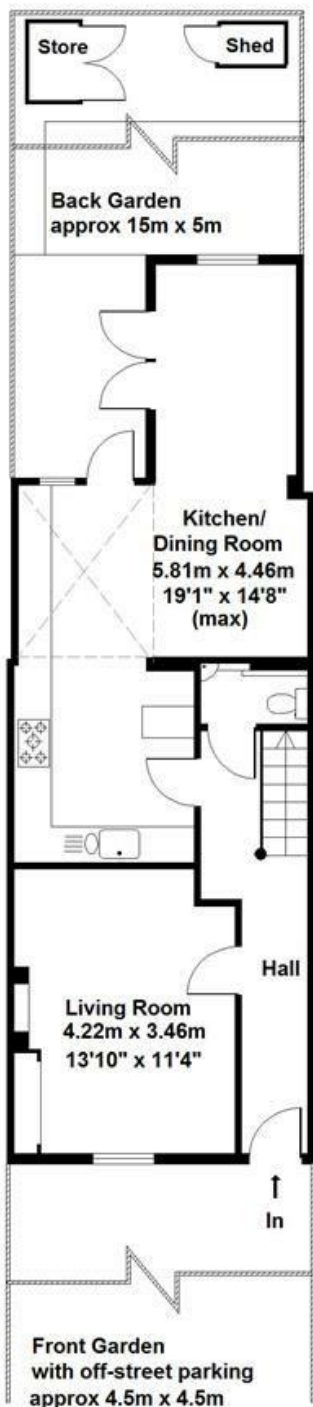
An outstanding very well presented three bedroom terraced house which has been extended and refurbished to a high standard, located within one of the highly desirable river roads only minutes walk from Surbiton mainline station and high street. The numerous benefits include a large contemporary kitchen/dining/family room with granite worktops and French doors leading a decked seating area and rear garden. Separate front sitting room with feature fireplace, cloakroom, wood flooring, three first floor bedrooms, refitted white bathroom suite, gas central heating and driveway parking.

**£829,950 Freehold**

**EPC Rating: C**

# Cleaveland Road, Surbiton, KT6 4AJ

## Ground Floor



## First Floor



Approximate Gross Internal Floor Area:  
99m sq (1,065sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

© Copyright: Drawing Rooms 2016

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>69</b>		<b>71</b>	
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>65</b>		<b>66</b>	
England & Wales			
EU Directive 2002/91/EC			