



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



Warren Drive North, Surbiton, KT5 9LG

A spacious three-bedroom, two reception room semi-detached house with a large private garden, driveway and garage. There is potential to extend and improve (subject to usual consents). Located within walking distance of the shops and buses along Tolworth Broadway and Tolworth station. The many benefits include a sitting room with a bay window and a fireplace. There is a separate dining room with bi-folding doors opening onto a conservatory which in turn, opening onto the garden. And a separate fitted kitchen with a built-in hob-hood and a double oven. The welcoming entrance hallway includes a ground floor wc. On the first floor are two large double bedrooms and a good-sized single bedroom. The modern bathroom includes a separate shower. Gas central heating and double glazing. The large private garden is well-maintained with three greenhouses. There is driveway parking at the front which leads to the garage. Council tax band E. A lovely family home sold with no onward chain.

Guide Price £665,000 Freehold

EPC Rating: D

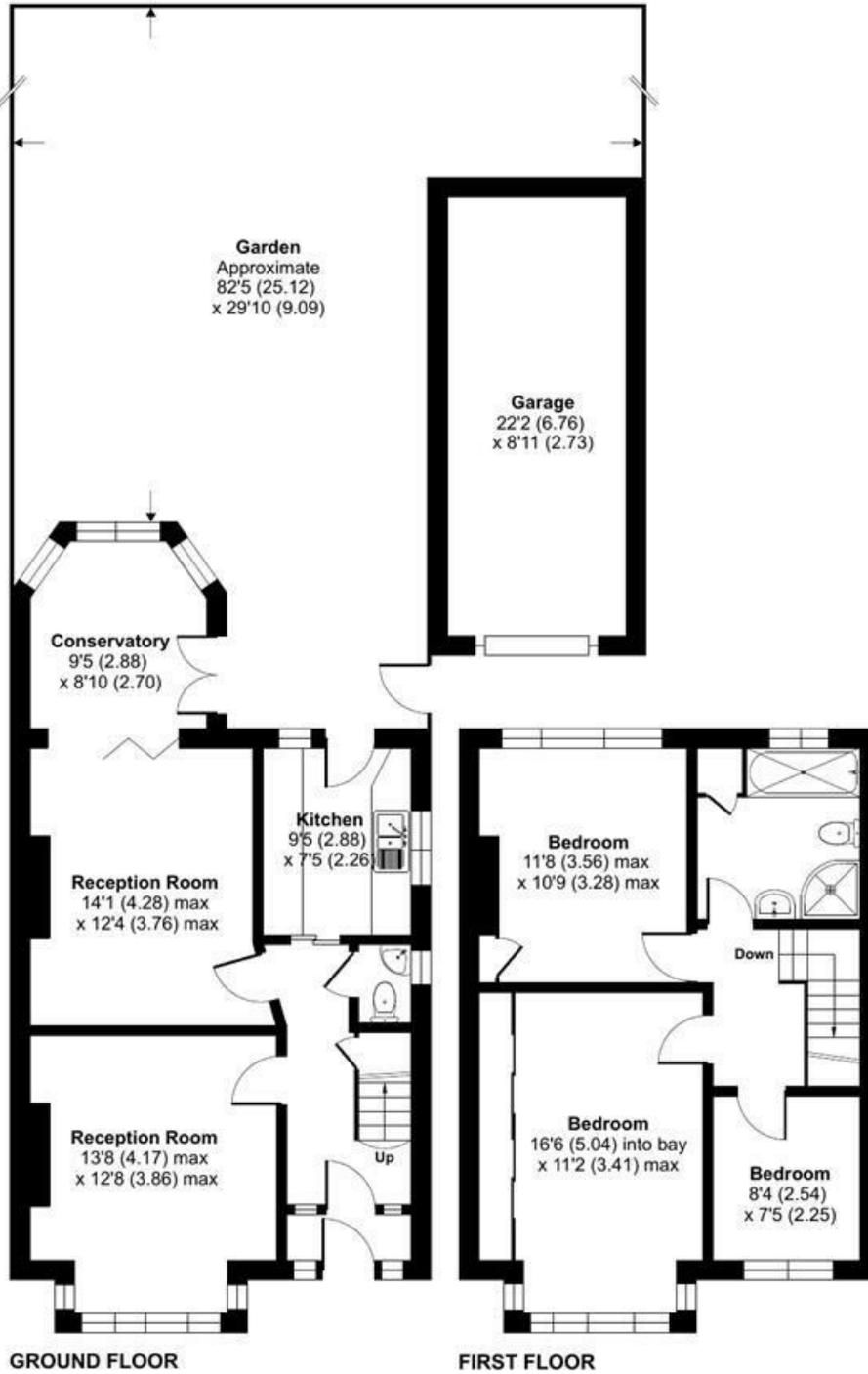
Warren Drive North, Surbiton, KT5

Approximate Area = 1114 sq ft / 103.4 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1313 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1435108

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			
		65	79
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	