



Matthew James

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Cheyne Hill, Surbiton, KT5 8BN

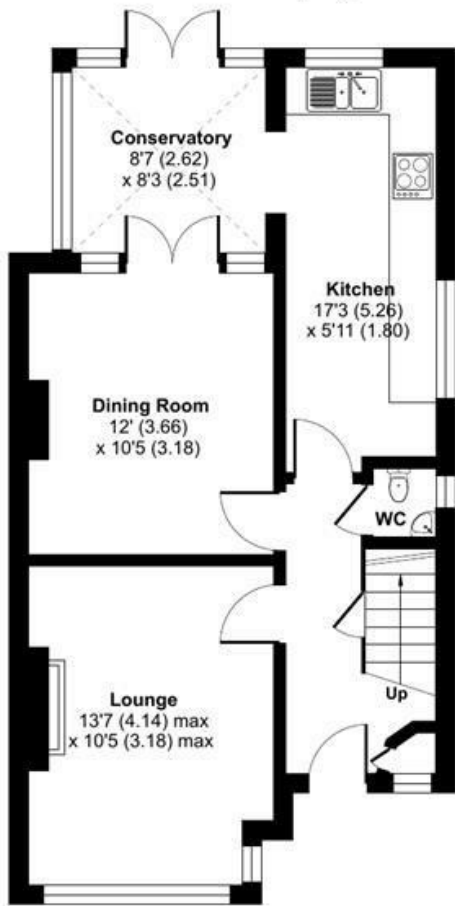
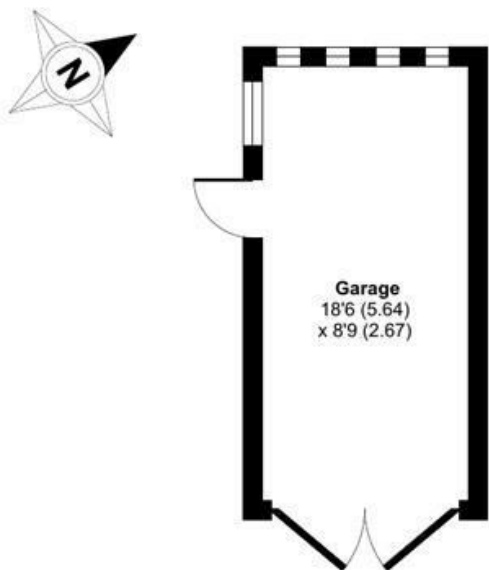
An excellent, well presented three-bedroom semi-detached house with a good-sized private garden which includes a large summer house and a garage. Located on a quiet and very communal residential road within walking distance of Surbiton mainline station, the river Thames and high street, with good access to local schools. The many benefits include a large front sitting room with a bay window and a feature fireplace. There is a separate dining room with French doors opening to the conservatory. The new, contemporary shaker style kitchen includes an integral double oven, hob and hood and flows through to the conservatory. The welcoming entrance hallway includes a WC under the stairs. On the first floor, a large main bedroom with a bay window, window seat and fitted wardrobes installed last year. There is also a double second bedroom and a good sized third bedroom currently used as an office. The new sumptuous white and stone family bathroom includes a large double ended bath tub and a separate shower. Gas central heating with new boiler, double glazing, and brand new solar panels. The large private rear garden includes a summer house and a garage. There is a shared driveway to the side of the property and a traditional front garden. Council tax band E.

Guide Price £779,950 Freehold

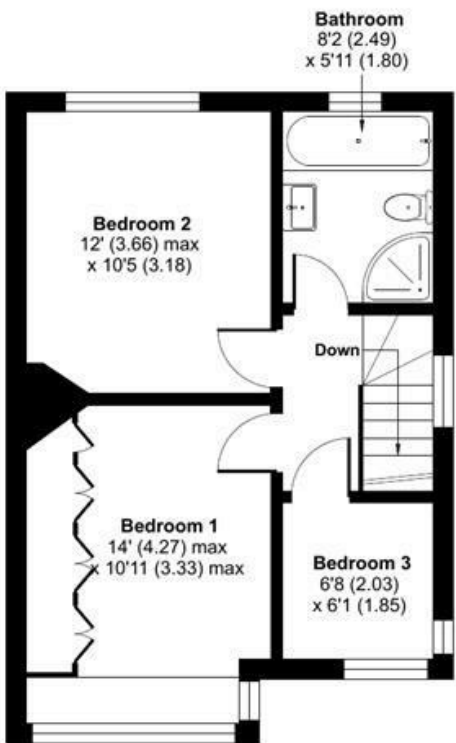
EPC Rating: E

Cheyne Hill, Surbiton, KT5

Approximate Area = 980 sq ft / 91 sq m
Garage = 162 sq ft / 15 sq m
Total = 1142 sq ft / 106 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 2022. Produced for Matthew James. REF: 891494

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	47	60
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		