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## Tolworth Road, Surbiton, KT6 7SZ

An excellent, spacious very well presented three bedroom house. With a large contemporary, open plan kitchen-living-dining room with bi-fold doors opening onto the garden. High specification bespoke fitted cabinets and wardrobes. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. Benefits include a sleek high gloss kitchen, with oak surfaces, integral appliances a peninsular breakfast bar and under floor heating, open plan family/TV/play room with a purpose built oak and glass crockery cabinet. A separate sitting room with a bay window and a period fireplace. A welcoming entrance hall with a ground floor wc. On the first floor, a large master bedroom, double second bedroom both with fitted wardrobes. A single third bedroom also with fitted storage. A sumptuous white and stone bathroom with a shower over the bath. Double glazing, plantation shutters and central heating. Private landscaped rear garden stretching approx. 80 ft with an enclosed terrace, lawn, vegetable plot and a shed. There is a separate access to the rear garden. The loft offers potential to extend subject to usual permissions. A lovely home.

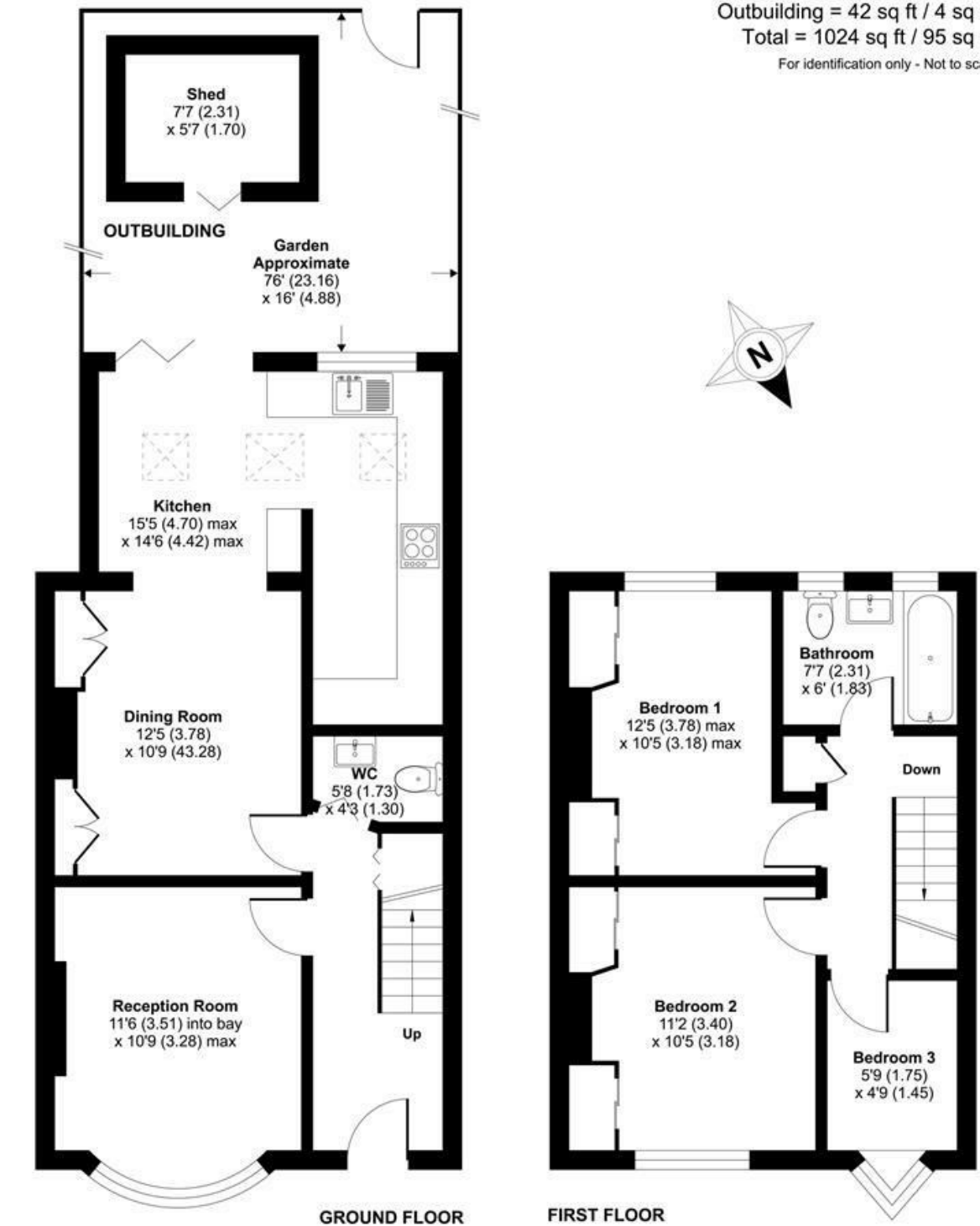
**Guide Price £550,000 Freehold**

**EPC Rating: D**



Tolworth Road, Surbiton, KT6

Approximate Area = 982 sq ft / 91 sq m  
Outbuilding = 42 sq ft / 4 sq m  
Total = 1024 sq ft / 95 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). © nrichcom 2021. Produced for Matthew James. REF: 692309

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>		<b>85</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>68</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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		