



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



Grand Avenue, Surbiton, KT5 9JA

A spacious, three-bedroom, two-reception room, semi-detached house with a shared driveway and a large garden approx. 176ft long. The property is in need of refurbishment and would benefit from extending (subject to usual consents). Located within the popular Berrylands area, Surbiton mainline station and high street are within easy reach with local shops, schools and amenities and Berrylands station is a short walk away. The many benefits include two large reception rooms. There is a good-sized separate modern fitted kitchen with appliances and French doors leading to the garden. There is also a separate utility room. The welcoming entrance hallway includes a ground floor wc. On the first floor, two generous-sized double bedrooms and a good-size third bedroom. There is also a modern fitted shower room. The large private rear garden includes a garage accessed via the shared driveway. Driveway parking at the front of the property. Council tax band E. Sold with no onward chain.

Guide Price £650,000 Freehold

EPC Rating: C

Grand Avenue, Surbiton, KT5

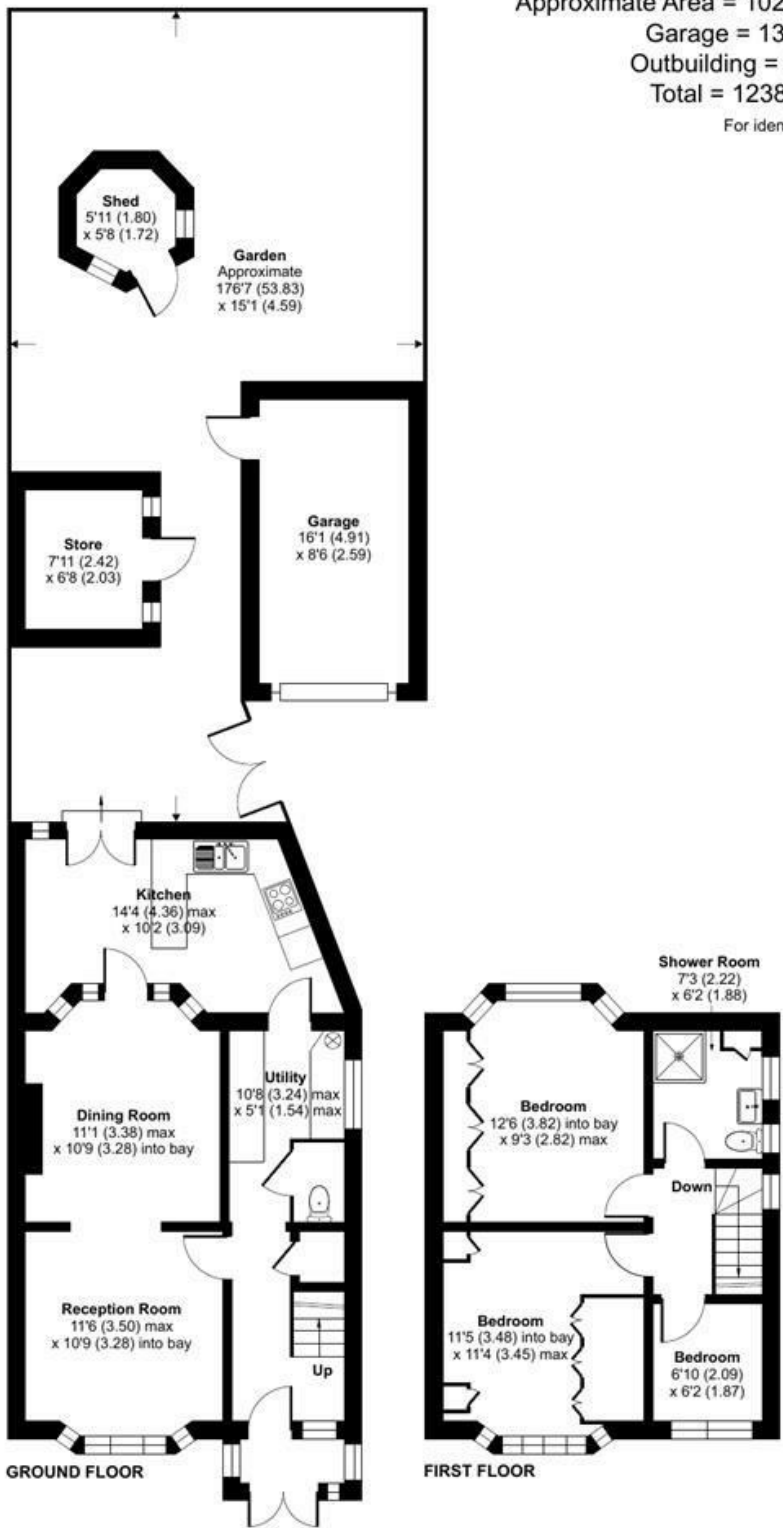
Approximate Area = 1021 sq ft / 94.8 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1238 sq ft / 114.9 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: 1396268

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 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	