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Addison Gardens, Surbiton, KT5 8DJ

A spacious three bedroom, two reception room terraced house, with a private garden and driveway parking. The property would benefit from updating/refurbishment. Located on a quiet cul-de-sac within easy reach of Surbiton mainline station, local shops and amenities a short walk away. The many benefits include two large living rooms and a separate fitted kitchen. There is a welcoming entrance hallway and a ground floor bathroom. On the first floor is a large main bedroom with fitted wardrobes and an ensuite wc. There are two further good size bedrooms also with fitted wardrobes. Gas central heating and double glazing. There is a private rear garden with a raised decked area and driveway parking at the front of the property. Council tax band D. Sold with no onward chain.

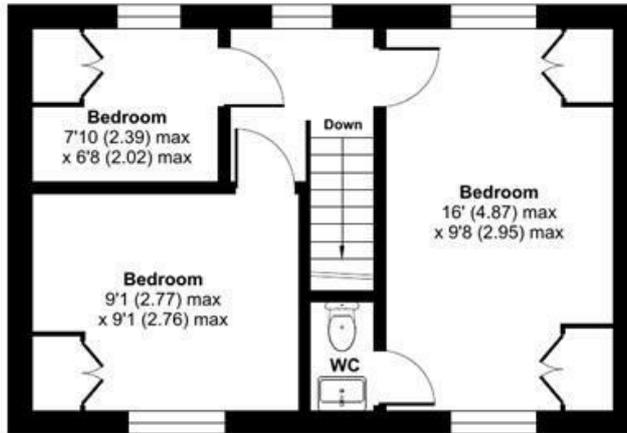
Guide Price £499,950 Freehold

EPC Rating: D

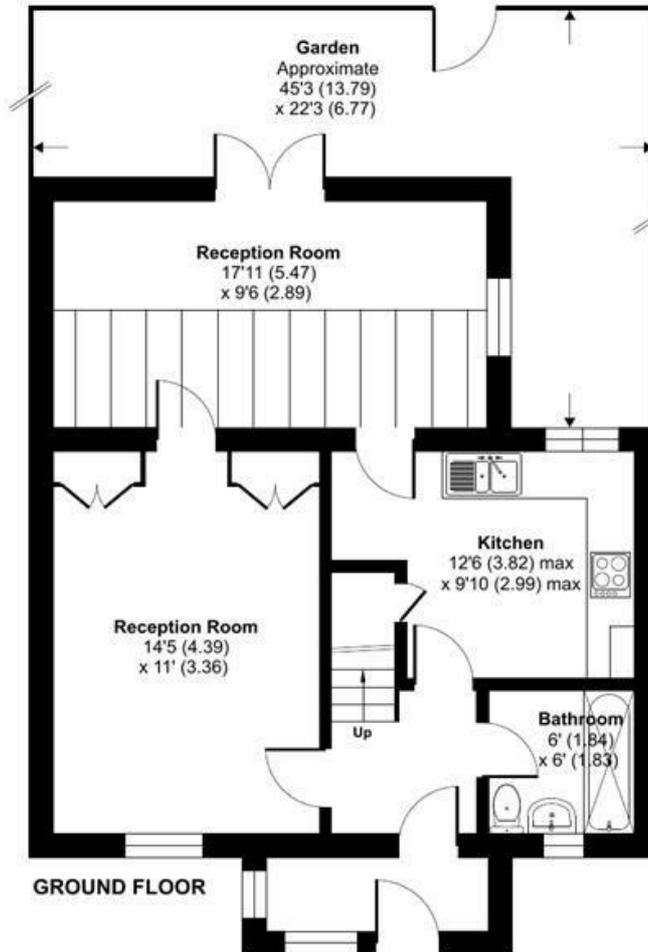
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Approximate Area = 993 sq ft / 92.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1424174

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/fittings 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			
		59	80
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	