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Cleaveland Road, Surbiton, KT6 4AJ

An outstanding, well presented three-bedroom period home which has been improved and extended to offer extensive living accommodation. Located on one of the highly desirable river roads within minutes' walk of Surbiton mainline station, high street and the Thames. The many benefits include a large contemporary kitchen/dining/family room with a sleek modern kitchen, including granite worktops and integral appliances. French doors open onto a lovely secluded garden. There is a separate front sitting room with a feature fireplace, the welcoming entrance hallway has a cloakroom and stairs leading to the first floor. There is a large main bedroom with fitted wardrobes and a period fireplace, a double second bedroom also with wardrobes and a good size third bedroom. A stylish modern white bathroom suite with a shower over the bath. The private rear garden includes a stone patio area, lawn well planted borders and a shed. Gas central heating and driveway parking at the front. Council Tax Band E.

Guide Price £885,000 Freehold

EPC Rating: D

Ground Floor



First Floor



Approximate Gross Internal Floor Area:
99m sq (1,065sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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	