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Bond Road, Surbiton, KT6 7SH

An excellent spacious three-double bedroom family home with extensive living accommodation, a large private garden and parking. Located within easy reach of Surbiton mainline station and high street with local schools, shops and amenities within a short walk. The many benefits include a very large open-plan kitchen-living-dining room with bi-folding doors opening onto the garden. There is also a separate utility room. There is also a double-reception room at the front of the property with a TV lounge and ample sitting space, a period fireplace and a bay window. The welcoming entrance hallway includes a ground floor cloakroom. On the first floor there is a good size main bedroom at the front of the property with a period fireplace and fitted wardrobes plus two further double bedrooms. There is also a family bathroom with a shower over the bath. Gas central heating and double glazing in traditionally styled frames. There is the potential to extend into the loft (subject to usual consents). To the rear, a private enclosed garden stretching back approx. 60ft and driveway parking at the front. Council tax band E. A lovely family home.

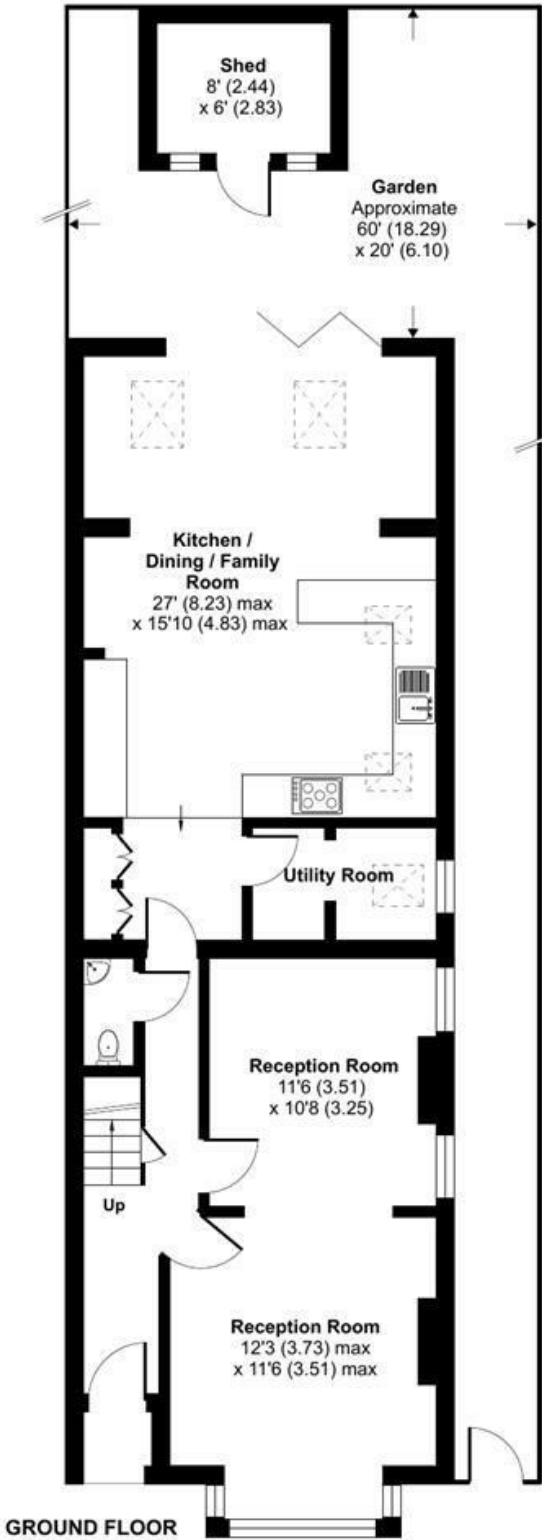
Guide Price £850,000 Freehold

EPC Rating: D

Bond Road, Surbiton, KT6

Approximate Area = 1422 sq ft / 132.1 sq m
 Outbuilding = 48 sq ft / 4.4 sq m
 Total = 1470 sq ft / 136.5 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). © nichecom 2024. Produced for Matthew James. REF: 1088926.

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/fitments 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
(81-91) B			
(69-80) C			
(55-68) D		65	
(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
(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	