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## Cotterill Road, Surbiton, KT6 7UJ

An outstanding spacious three-bedroom semi-detached house presented in excellent condition, with extensive living accommodation and a striking landscaped garden with a large contemporary garden room. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include a stunning open-plan kitchen-living-dining room with French doors opening onto the garden. The modern shaker style kitchen includes integral appliances, stone surfaces, a sociable dining bar and a large laundry/utility cupboard. There is a separate front sitting room with a bay window, bespoke alcove joinery and a fireplace. The welcoming entrance hallway includes a ground floor wc. On the first floor, a large master bedroom with fitted wardrobes, a double second bedroom and a good size third room. There is also a sumptuous white and stone bathroom with a separate shower. The west-facing rear garden includes a stone terrace, an artificial lawn, planters and the large garden room with a wc and a storage shed. Council tax band E. A fabulous house.

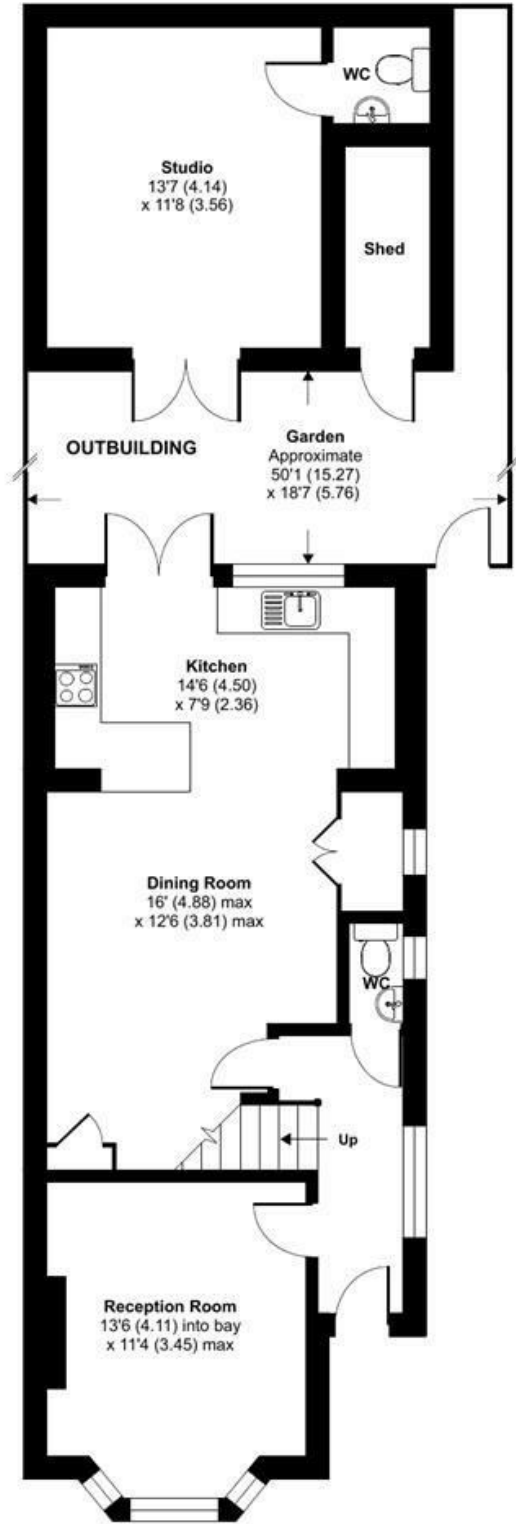
**Guide Price £799,950 Freehold**

**EPC Rating: D**

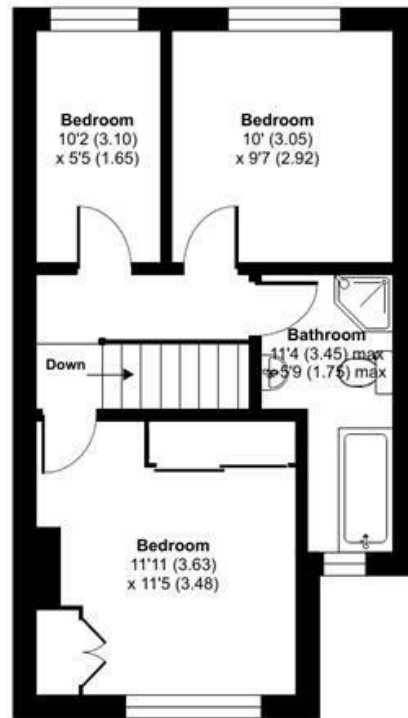
# Cotterill Road, Surbiton, KT6

Approximate Area = 972 sq ft / 90.3 sq m  
 Outbuilding = 220 sq ft / 20.4 sq m  
 Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1140112

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		55	79
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	