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## Kings Road, Surbiton, KT6 5JF

**TO LET**

An excellent, three double bedroom two bathroom end of terrace house with generous accommodation and a modern garden office. Located within the highly desirable Long Ditton area, Surbiton mainline station is within easy reach with local shops and amenities only minutes walk away. The many benefits include a very spacious open plan kitchen-dining-living room with French doors opening to the garden and a modern fitted kitchen with integral oven-hob and hood. There is also a separate sitting room with a wood burning stove and bespoke alcove cupboards. On the first floor two double bedrooms and a family bathroom with a shower over the bath. The master bedroom on the top floor includes fitted wardrobes, eaves storage, French doors with a Juliet balcony and a sumptuous en-suite shower room. Gas central heating and double glazing. The south west facing rear garden includes a modern garden office with power, light and heating. The property is offered unfurnished and available from mid August. Council Tax Band D

**£2,800 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: C**

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## Long Ditton, Surbiton, KT6

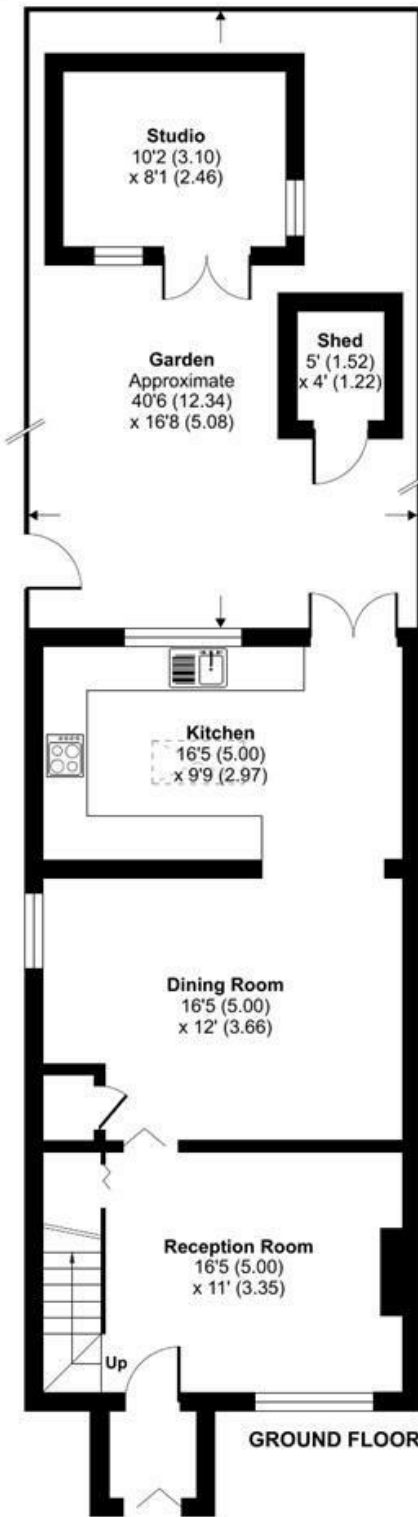
Approximate Area = 1204 sq ft / 111.9 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

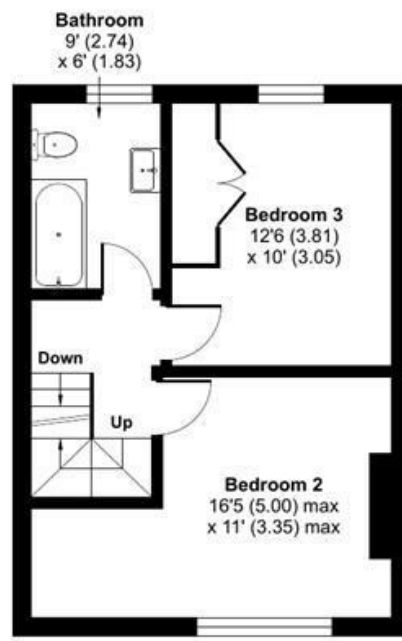
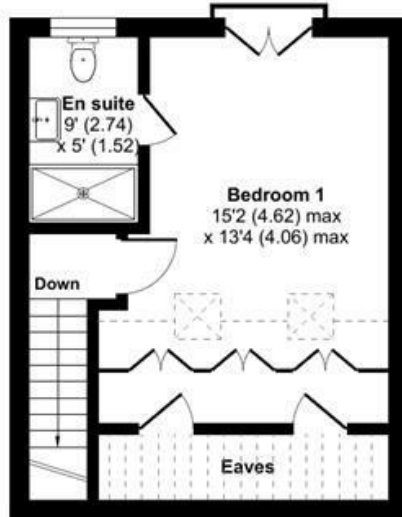
Outbuildings = 101 sq ft / 9.4 sq m

Total = 1413 sq ft / 131.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 828313

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(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			
<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	