



Brighton Road, Surbiton, KT6 5NW

An excellent two double bedroom semi-detached cottage with driveway parking and a courtyard garden. Located within walking distance of Surbiton mainline station and high street with the shops on Brighton Road moments away. The many benefits include a good size open-plan living space with a defined sitting and dining area and a part open-plan fitted kitchen with a sociable peninsular bar. There is also an entrance hall/utility area with access to the garden. On the first floor, there are two double bedrooms. Leading from the rear bedroom is a modern fitted bathroom with a shower over the bath. Gas central heating. To the rear is a secluded, enclosed courtyard garden and driveway parking at the front. A lovely home in central Surbiton.

Guide Price £649,950 Freehold

EPC Rating: E

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Approximate Area = 835 sq ft / 77.5 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 847 sq ft / 78.6 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: 1151349

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			
		49	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			
		43	91
England & Wales		EU Directive 2002/91/EC	