



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Smith Street, Surbiton, KT5 8SW

A spacious and well maintained two-double bedroom terraced house with good living accommodation and a private enclosed south-facing garden. Located on a quiet street within a quiet neighbourhood, walking distance from Surbiton mainline station and high street. The many benefits include a large living room and a good sized modern fitted kitchen with appliances. The kitchen leads to the dining room, which in turn opens onto the garden. On the first floor there is a large master bedroom and a second double bedroom with fitted wardrobes. The modern white bathroom has a shower over the bath and there is a separate wc. The welcoming entrance hall includes storage and there are two storage cupboards on the first floor landing. Gas central heating and modern double glazing. The south-facing rear garden has a brick-built storage shed and pedestrian access. Council tax band D. An excellent freehold house sold with no onward chain.

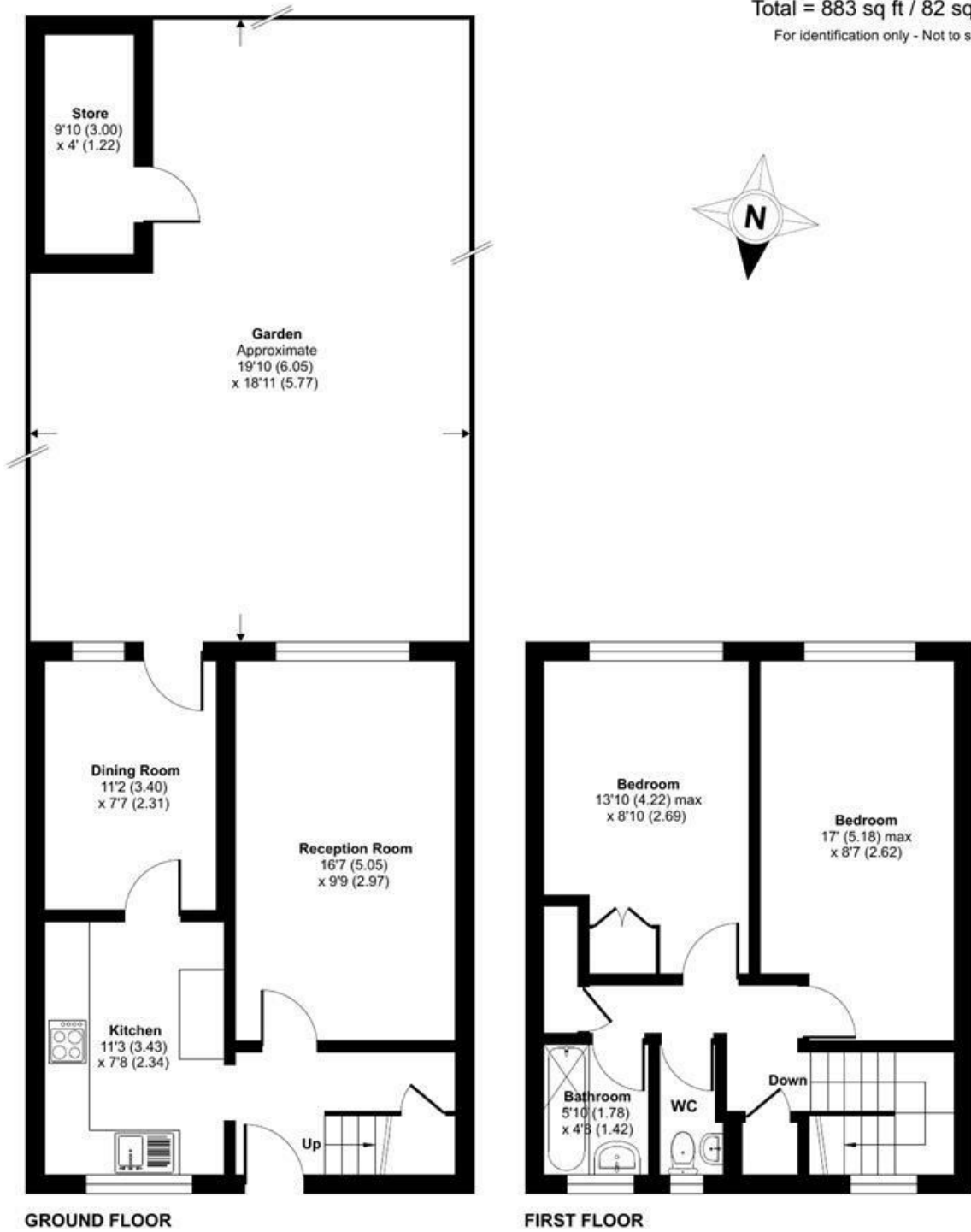
Guide Price £475,000 Freehold

EPC Rating: C

Smith Street, Surbiton, KT5

Approximate Area = 844 sq ft / 78.4 sq m
 Outbuilding = 39 sq ft / 3.6 sq m
 Total = 883 sq ft / 82 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: 1158394

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		71	
(55-68) D			
(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			
(81-91) 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	