



Britannia Road, Surbiton, KT5 8RT

A spacious and well maintained three-bedroom terraced house with good living accommodation, a south-facing courtyard garden and a brick built garden room. Located within a quiet neighbourhood, walking distance of 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 has sliding doors opening onto the garden. On the first floor there is a large master bedroom, a second double second bedroom with fitted wardrobes and a third single bedroom with a wardrobe. The modern white bathroom has a shower over-bath shower. Gas central heating and double glazing. The courtyard garden includes lighting and a versatile brick-built garden room. Council tax band D. An excellent freehold house sold with no onward chain.

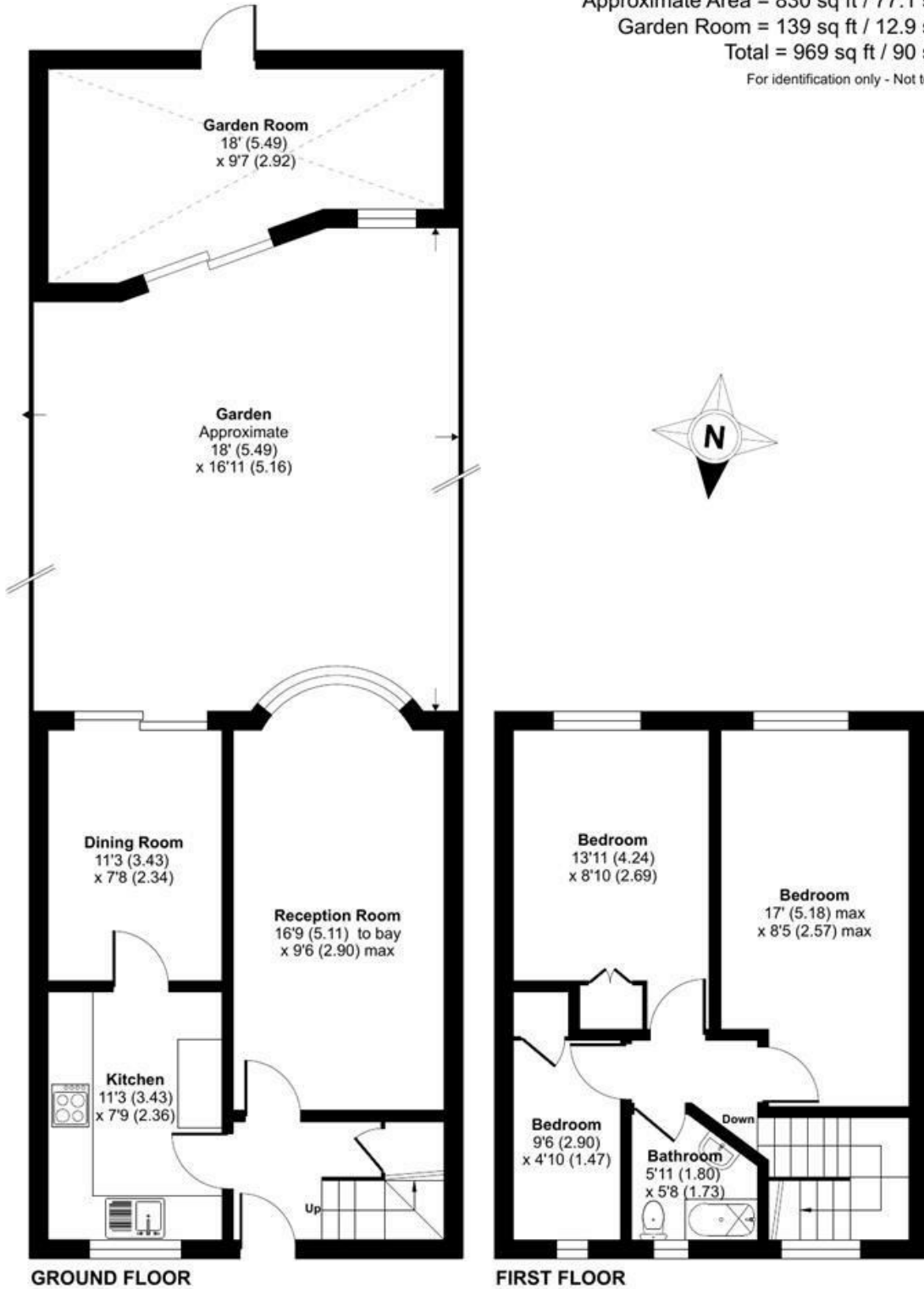
Guide Price £499,950 Freehold

EPC Rating: C

Britannia Road, Surbiton, KT5

Approximate Area = 830 sq ft / 77.1 sq m
 Garden Room = 139 sq ft / 12.9 sq m
 Total = 969 sq ft / 90 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: 1154727

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		75	
(69-80) C			
(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	