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Birchington Road, Surbiton, KT5 9AS

An excellent three double bedroom end of terrace period home with extensive living accommodation and a large private garden. Set at the end of a quiet cul-de-sac within easy reach of Surbiton mainline station and high street with local shops and amenities a few minutes' walk away. The many benefits include a large welcoming reception hall/study with a ground floor cloakroom. There is a good size sitting room with a bay window and a period fireplace. At the rear of the property is a spacious open-plan kitchen-dining-living room with French doors opening onto the garden. The stylish fitted kitchen includes a sociable central island and extensive storage. On the first floor there is a large master bedroom and two further double bedrooms plus a sumptuous new bathroom with a shower over the bath. There is also a fixed open tread staircase leading to a very large loft space. To the rear is a private, secluded garden with pedestrian access. There is a traditional garden at the front. Council tax band E. A lovely home sold with no onward chain.

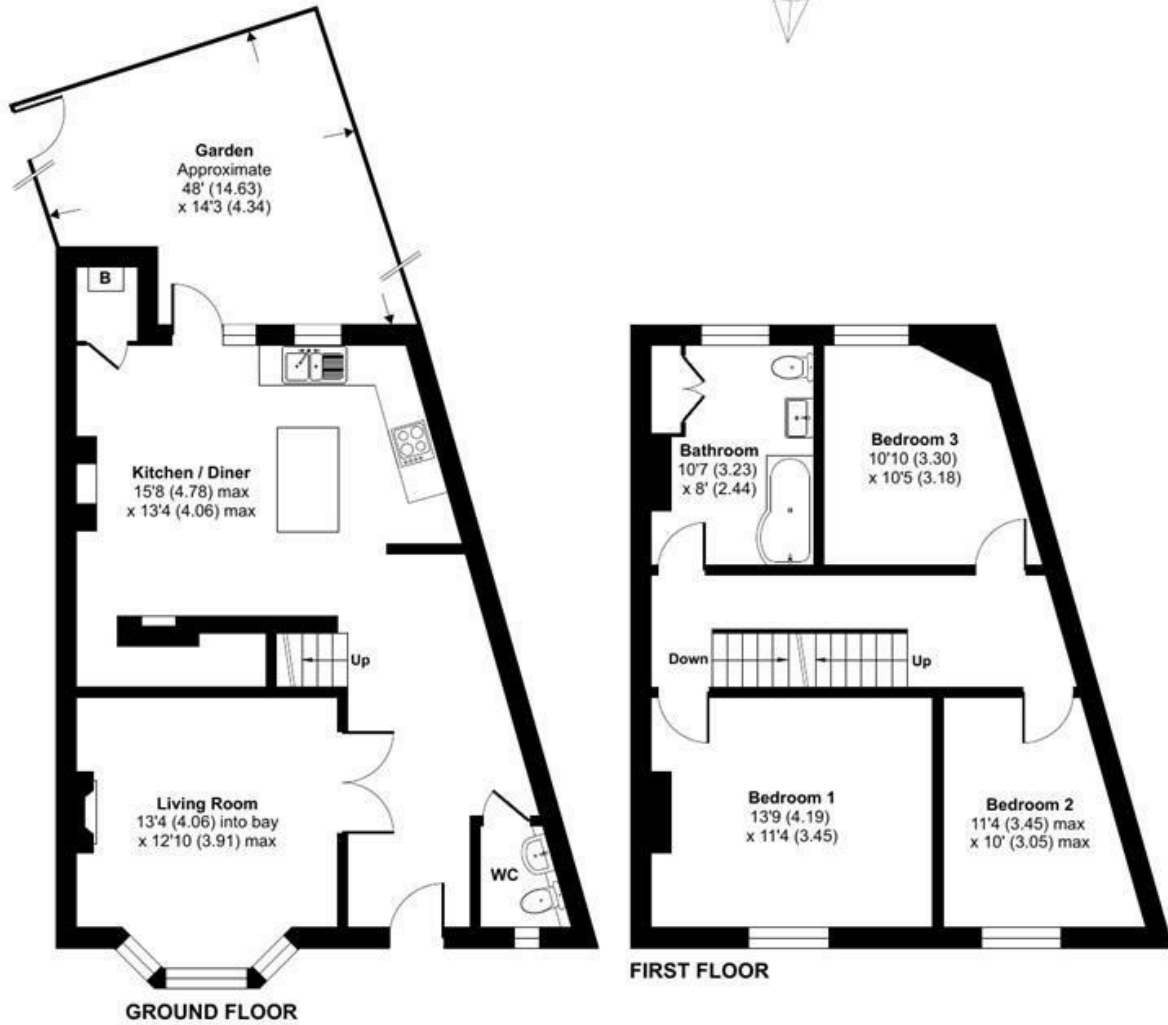
Guide Price £835,000 Freehold

EPC Rating:

Birchington Road, Surbiton, KT5

Approximate Area = 1186 sq ft / 110.1 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: 1159276

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/fitments 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			
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		