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Cadogan Road, Surbiton, KT6 4DJ

An excellent, spacious four double bedroom, two-bathroom town house with a south-west-facing courtyard garden and a garage. Located on one of Surbiton's highly regarded river roads, within walking distance of Surbiton mainline station, high street and local schools. The Thames river walk to Kingston is at the end of the road. The many benefits include a sleek, modern fitted kitchen with appliances. A large, ground floor reception room with sliding doors opening onto the garden. On the first floor, two good size double bedrooms, one of which could be used as a sitting room and a family bathroom with a shower over the bath. On the second floor, two further double bedrooms, the master room with an en-suite shower room. Gas radiator heating, modern double glazing and generous storage. To the rear a delightful, south-west-facing courtyard garden with a door to the garage plus a parking space. Council tax band F. Sold with no onward chain. An excellent home in a prime location.

Guide Price £795,000 Freehold

EPC Rating: C

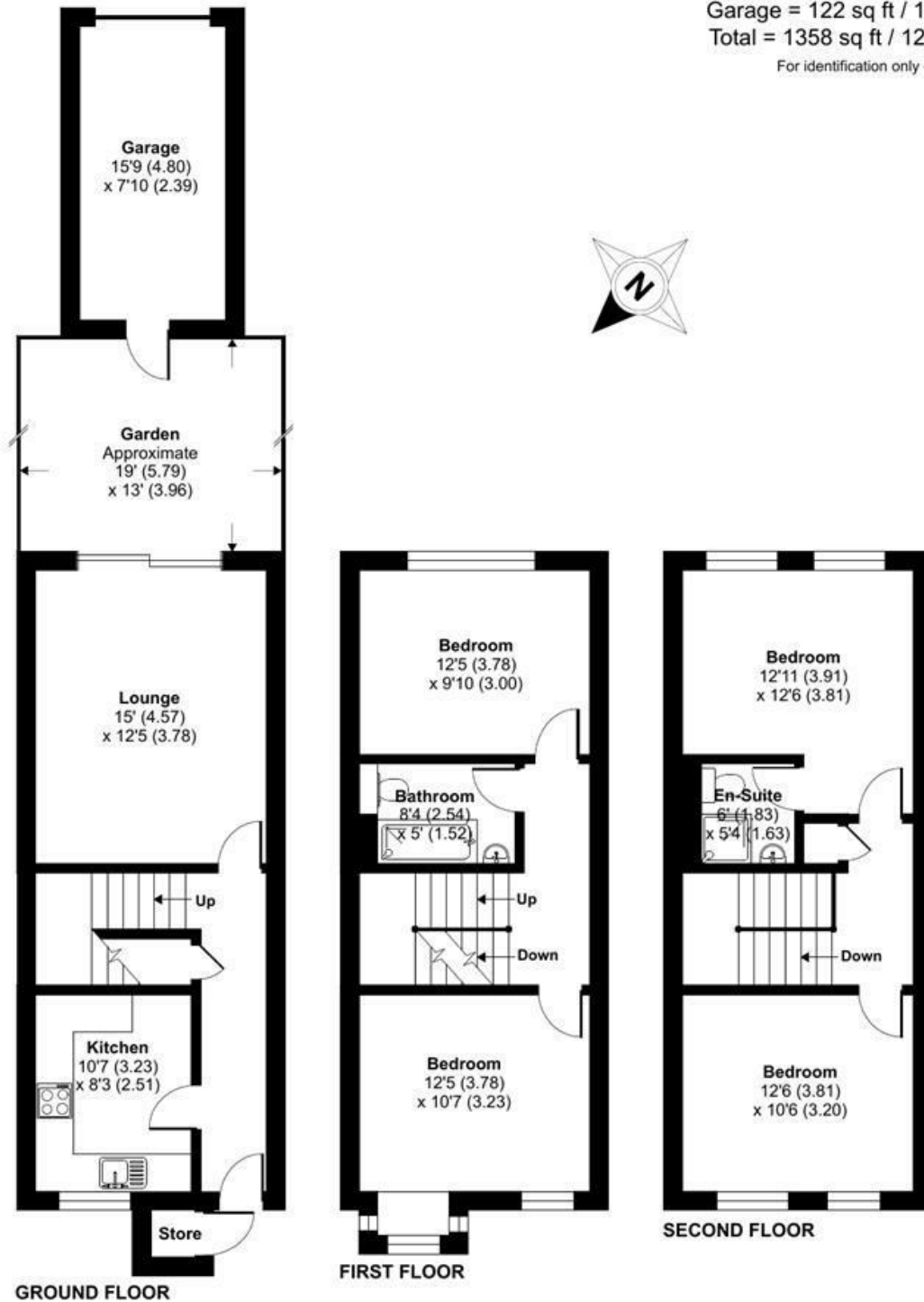
Cadogan Road, Surbiton, KT6

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 122 sq ft / 11.4 sq m

Total = 1358 sq ft / 126.2 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: 1174436.

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/fitings 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			88
(81-91) B		76	
(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	