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## Fairmead, Surbiton, KT5 9BA

A beautifully presented four bedroom semi-detached family home with extensive accommodation, a contemporary garden room and driveway parking. Located within easy reach of Tolworth and Berrylands station with the shops and amenities of Tolworth Broadway a short walk away. The many benefits include a stunning kitchen-living-dining room with bifold doors opening to the garden, a striking kitchen with a sociable island, integral appliances and stone surfaces. There is also ample sitting and dining space, plus a utility room. At the front of the property is a sitting room with a bay window and a feature fireplace. Plus a good-size separate study/office or occasional bedroom. There is a welcoming entrance hallway with a ground floor wc. On the first floor, a large master bedroom with fitted wardrobes plus two further double bedrooms. There is also a sumptuous bathroom suite with a stand-alone bath and a separate shower. To the rear is a secluded garden with a large modern garden room currently used as a gym and a storage shed. At the front, driveway parking for two cars. An amazing home.

**Guide Price £765,000 Freehold**

**EPC Rating: C**

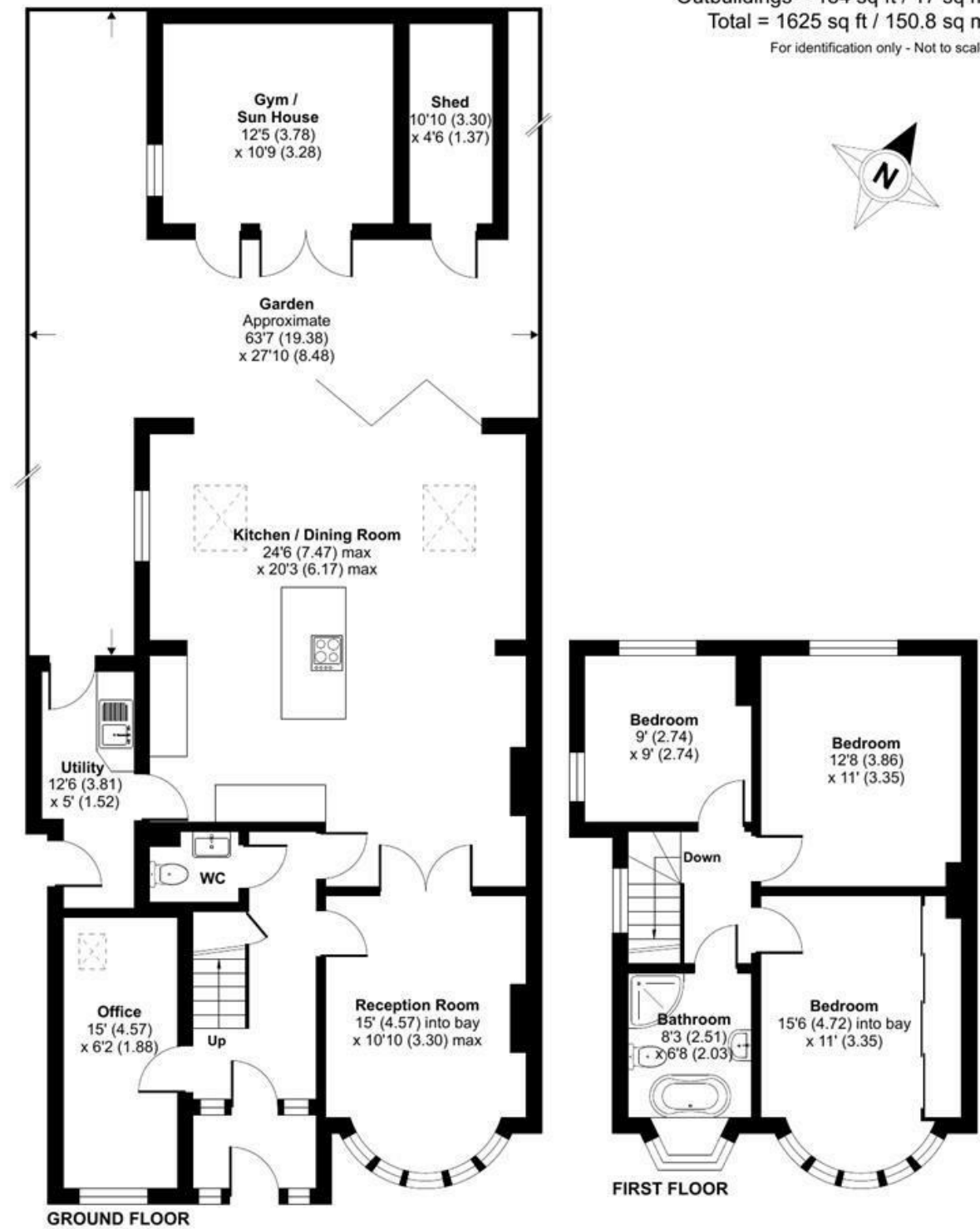
# Fairmead, Surbiton, KT5

Approximate Area = 1441 sq ft / 133.8 sq m

Outbuildings = 184 sq ft / 17 sq m

Total = 1625 sq ft / 150.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Matthew James. REF: 1204354

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		85
(81-91) B		
(69-80) C		70
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		