



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



Alexandra Drive, Surbiton, KT5 9AB

An excellent, spacious four-bedroom, double-fronted detached house with extensive living accommodation set on a corner plot. The property would benefit from updating. Located on a highly desirable tree lined road, Surbiton mainline station and high street are within easy reach. Local schools and amenities are within walking distance. The many benefits include three very spacious, flexible living rooms, plus a separate study. There is also a good size fitted kitchen dining room and a welcoming entrance hallway. On the first floor, a large master bedroom with fitted wardrobes plus two further double bedrooms and a good size fourth room. There is also a family bathroom with a separate shower. To the rear is a mature sweeping garden with a large stone terrace. There is a double-length garage at the end of the garden and a traditional front garden. Council tax band G. A lovely home, Sold with No Onward Chain.

Guide Price £1,200,000 Freehold

EPC Rating: E

Alexandra Drive, Surbiton, KT5

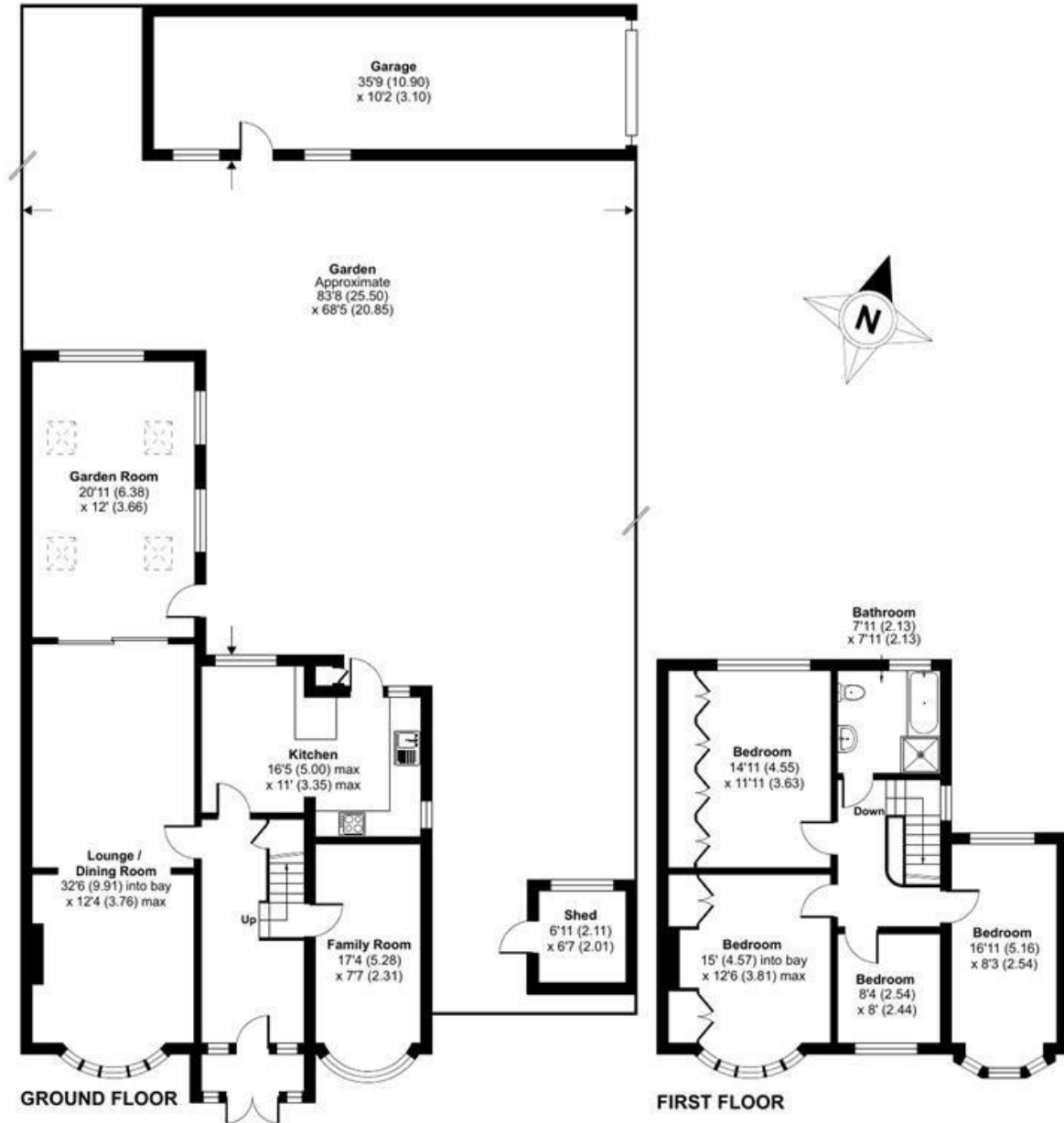
Approximate Area = 1899 sq ft / 176.4 sq m (excludes store)

Garage = 364 sq ft / 33.8 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 2312 sq ft / 214.7 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: 1201254

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		
(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		