



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



St. Leonards Road, Surbiton, KT6 4DF

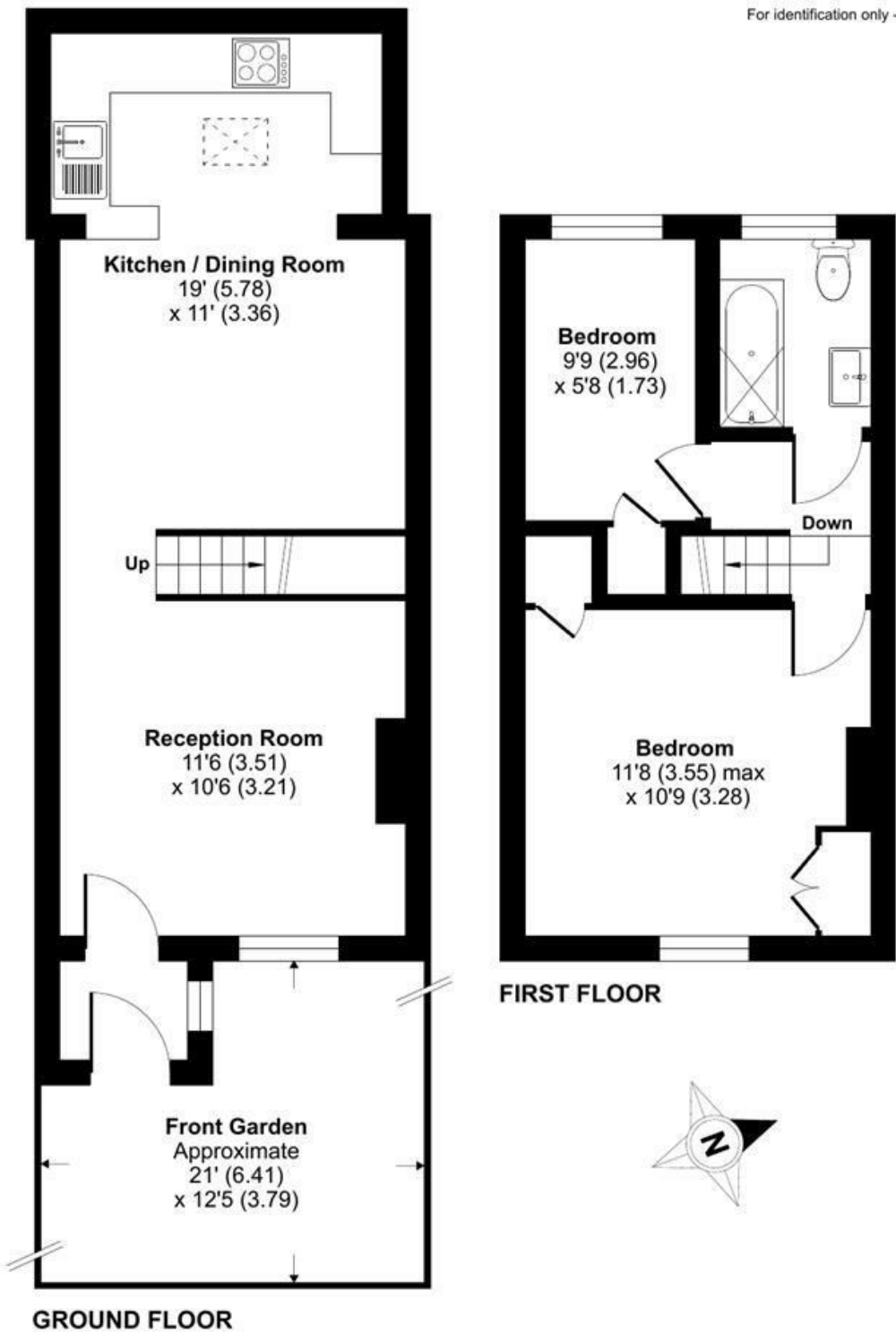
A charming two-bedroom period cottage located on a quiet footpath within the heart of the Surbiton 'River Roads' only a few minutes' walk from the mainline station, high street and the Thames. The many benefits include a lovely sitting room with a fireplace and bespoke alcove joinery. The large kitchen dining room includes a contemporary shaker-style kitchen with integral appliances and ample dining space. On the first floor, a large main bedroom with a fitted wardrobe and a good size second bedroom. The modern white and stone bathroom suite includes a shower over the bath. Gas central heating and double glazing. There is a pretty, private, well-maintained front garden. Council tax band D. A lovely cottage. Viewing by appointment.

Guide Price £579,950 Freehold

EPC Rating: C

St. Leonard's Road, Surbiton, KT6

Approximate Area = 627 sq ft / 58.2 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). © n°checom 2025. Produced for Matthew James. REF: 1240621

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		89
(81-91) B		
(69-80) C	72	
(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		