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Redwood Walk, Surbiton, KT6 6QY

An outstanding, spacious linked detached house with extensive flexible accommodation. Located within the highly desirable Southborough Estate on a very quiet private road. Surbiton mainline station and high street are within walking distance. The many benefits include a large dual-aspect living room which opens onto a conservatory and leads to an open-plan dining room. There is a separate modern fitted kitchen with integral oven, hob and hood. The large ground floor bedroom includes fitted wardrobes and a sumptuous white and stone en-suite shower room. The welcoming entrance hallway includes a ground floor wc. On the air-conditioned first floor is a large master bedroom with fitted wardrobes, another good-size double bedroom and the main bathroom suite with large stand-alone bath tub and a separate shower. There is a double-length attached garage to the side of the property. To the rear is a secluded private landscaped garden with an extensive porcelain stone terrace and a modern pergola. We are informed that the conservatory experienced 'clay shrinkage subsidence', which has been monitored and approved as stable. A traditional garden and driveway at the front of the property. Council tax band G. A lovely home.

Guide Price £1,175,000 Freehold

EPC Rating: C

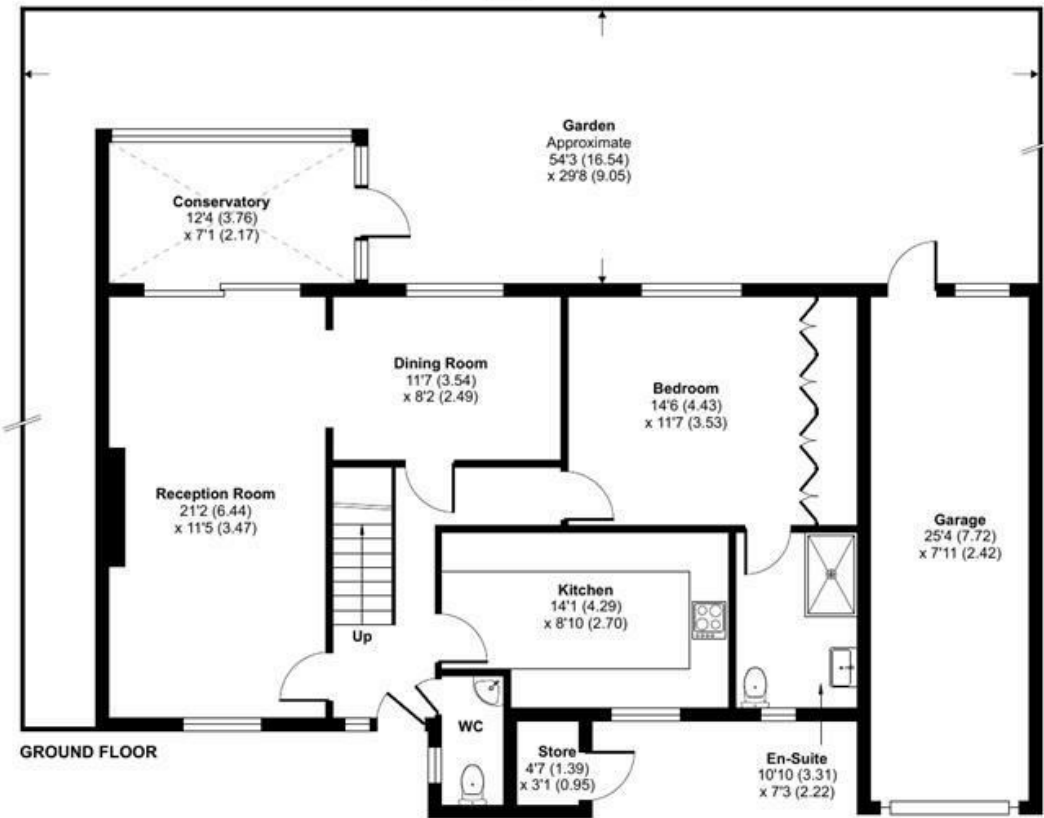
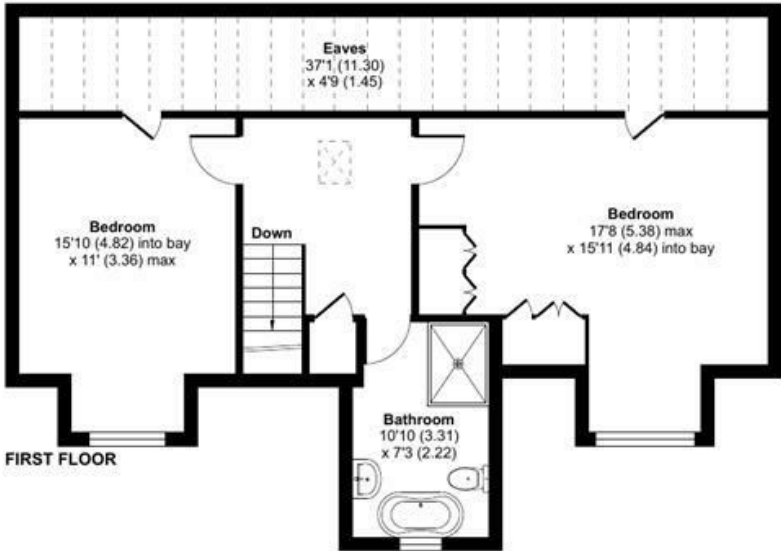
Redwood Walk, Surbiton, KT6

Approximate Area = 1464 sq ft / 136 sq m
Limited Use Area(s) = 191 sq ft / 17.7 sq m
Garage = 201 sq ft / 18.6 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1869 sq ft / 173.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Matthew James. REF: 1229041

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	
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	
Current	Potential
71	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	