



# Matthew James

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## Ditton Road, Surbiton, KT6 6RE

An impressive, spacious four-bedroom semi-detached character family home with extensive living accommodation, a large private garden and driveway parking. Set on an established residential road within walking distance of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include two large main reception rooms. The front dining room includes a bay window and a period fireplace. The rear sitting room, also with a fireplace, opens onto the conservatory, which in turn opens onto the garden. There is a comprehensively fitted kitchen with integral appliances and a coordinated breakfast room. A ground-floor cloakroom, plus a good-size utility room with a door to the garden. On the first floor, a large master bedroom plus three further good size bedrooms and a generous-sized bathroom suite with a separate jacuzzi bath and walk-in shower. There is a large loft extension which was built many years ago and is currently used as a study, and an adjacent modern shower room. To the rear is a delightful garden with a stone terrace, lawn and well-stocked borders. At the front there is driveway parking for two cars. A lovely family home.

**Guide Price £1,150,000 Freehold**

**EPC Rating: E**

Ditton Road, Surbiton, KT6

Approximate Area = 1963 sq ft / 182.3 sq m  
Loft = 283 sq ft / 26.2 sq m  
Limited Use Area(s) = 578 sq ft / 53.7 sq m  
Outbuilding = 144 sq ft / 13.4 sq m  
Total = 2968 sq ft / 275.7 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). © nctechcom 2025. Produced for Matthew James. REF: 1141048

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 <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	