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Grove Footpath, Surbiton, KT5 8AT

An excellent, spacious four double bedroom, two reception room, two-bathroom family home, with driveway parking and a private garden. Conveniently located within walking distance of Surbiton mainline station and high street as well as Kingston town centre. The many benefits include a large main reception room with ample sitting and dining space and French doors opening onto the garden. There is also a good size separate study/family room. The modern fitted kitchen-breakfast room includes integral appliances and a door opening onto the garden. There is a welcoming entrance hallway and ground floor wc. On the first floor is a large master bedroom with fitted wardrobe and an en-suite shower room. There are also two further large double bedrooms with fitted wardrobes and a fourth double bedroom. The white family bathroom includes a shower over the bath. Gas central heating and double glazing. At the rear is a private enclosed garden with a sunny deck and stone terrace. At the front is driveway parking for three cars. A lovely family home.

Guide Price £950,000 Freehold

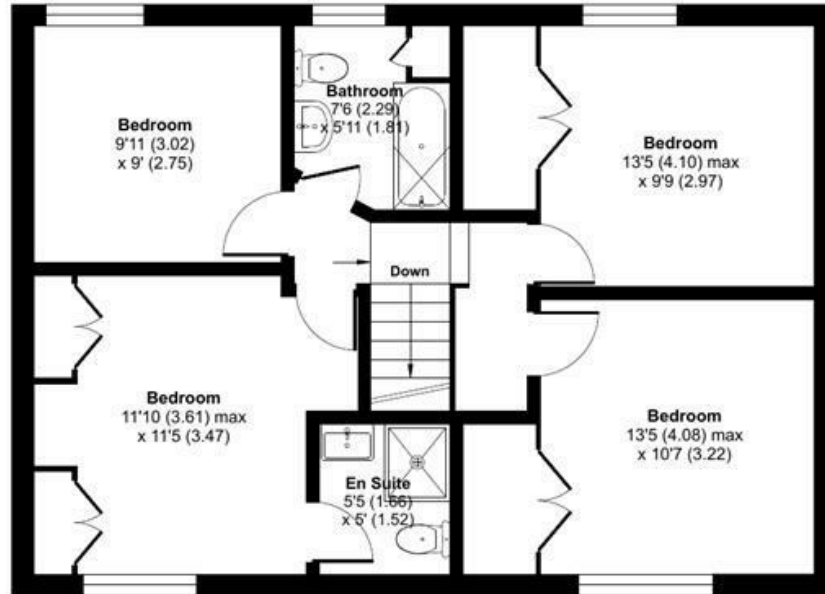
EPC Rating: C



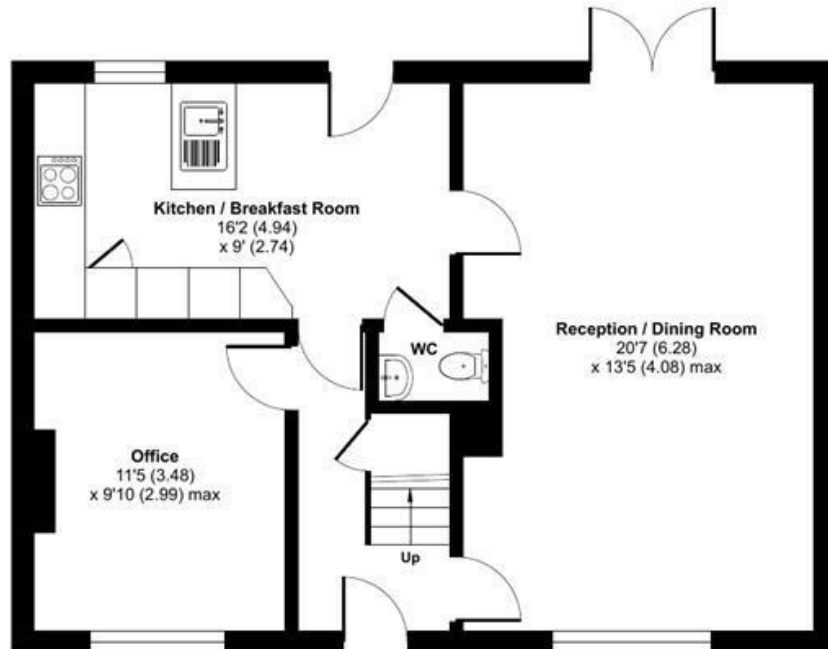
Grove Footpath, Surbiton, KT5

Approximate Area = 1246 sq ft / 115.8 sq m

For identification only - Not to scale



FIRST FLOOR




GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1249421

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		
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		