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Hook Road, Surbiton, KT6 5AA

An outstanding, spacious five-bedroom semi-detached period home with lots of character features and charm. Extensive accommodation is over three floors, there is driveway parking and a private landscaped garden. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. The many benefits include two large principal reception rooms with tall ceilings and beautiful fireplaces. The rear dining room opens onto the coordinated kitchen with a sociable peninsular dining bar, integral appliances and bi-folding doors to the garden. There is also an open-plan snug with a solid fuel stove. The separate utility room has a door to the garden and provides access to the ground floor wc. There is a welcoming reception hall with access to the cellar. On the first floor are three large double bedrooms, plus a good size fourth room and a sumptuous bathroom suite with a separate shower. On the top floor an impressive bedroom suite with a sleek new en-suite shower room and access to eaves storage. The sunny landscaped garden includes a large raised stone terrace. At the front is drive parking for two/cars. A lovely family home sold with no onward chain.

Guide Price £1,100,000 Freehold

EPC Rating: E

Hook Road, Surbiton, KT6

Approximate Area = 2168 sq ft / 201.4 sq m

Limited Use Area(s) = 330 sq ft / 30.6 sq m

Total = 2498 sq ft / 232 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). © nchecom 2025. Produced for Matthew James. REF: 1251658

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
51	71
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	