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Bond Road, Surbiton, KT6 7SH

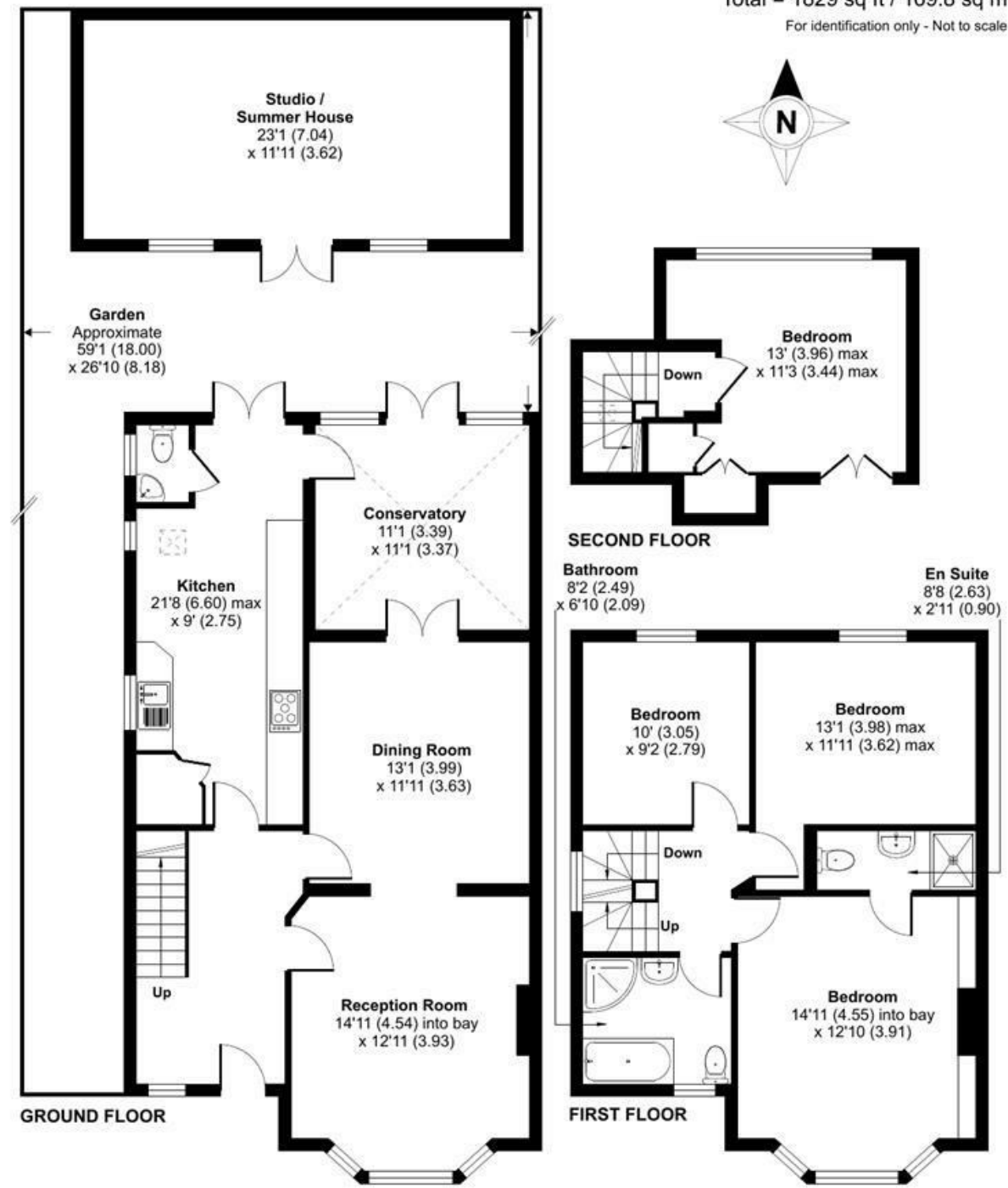
An outstanding four-bedroom detached period family home, located within easy reach of Surbiton mainline station and high street with local amenities a short walk away. The numerous benefits include a large lounge with a period fireplace and an interconnecting dining room. A spacious modern fitted kitchen/breakfast room with integral appliances and French doors leading to the garden. There is a good size conservatory/family room that links the dining room and kitchen and opens onto the garden. A ground floor wc and a welcoming entrance hallway. The master bedroom includes built-in wardrobes and an en-suite shower room. There are two further good size bedrooms on the first floor and a modern white family bathroom with a separate shower. On the top floor is a double bedroom with eaves storage. To the rear is a raised terrace leading to a large lawn and a purpose-built insulated studio with power and light. To the front a traditional garden and driveway parking. Council tax band F. Sold with no onward chain.

Guide Price £975,000 Freehold

EPC Rating: D

Bond Road, Surbiton, KT6

Approximate Area = 1555 sq ft / 144.4 sq m
Outbuilding = 274 sq ft / 25.4 sq m
Total = 1829 sq ft / 169.8 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: 1258255

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 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		