



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Ellerton Road, Surbiton, KT6 7UD

An excellent, spacious three-double bedroom detached house with extensive accommodation, a private garden and driveway parking. Located within easy reach of Surbiton mainline station and high street with local schools, shops and amenities within walking distance. The many benefits include a large sitting room with a bay window and a fireplace. There is also a very sizeable kitchen-dining-living room with French doors opening onto the garden. The sleek contemporary kitchen includes a sociable central island. There is a welcoming entrance hallway with a ground floor cloakroom. On the first floor, a large main bedroom with fitted wardrobes, a fireplace and an en-suite shower room, plus two further double bedrooms and a family bathroom. Gas central heating and double glazing. There is a secluded garden to the rear with a stone patio and a storage shed. To the front there is driveway parking for two cars. Council tax band E. A lovely detached family home.

**Guide Price £810,000 Freehold**

**EPC Rating: D**



## Ellerton Road, Surbiton, KT6

Approximate Area = 1304 sq ft / 121.1 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1434 sq ft / 133.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1088579

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) <b>A</b>                          |         | <b>83</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>64</b> |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         | <b>83</b> |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         | <b>64</b> |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |