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Alexandra Drive, Surbiton, KT5 9AA

An excellent, spacious, well-presented four-bedroom, two-reception room family home with a large private garden a lovely outlook over the park, a garage and driveway. The property would benefit from extending (subject to usual consents). Located within easy reach of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a lovely front living room with a bay window. There is a coordinated rear living room with French doors opening onto the garden. There is a good size fitted kitchen with a door leading out to the garden. The welcoming entrance hallway includes a new ground floor wc. On the first floor are two large double bedrooms plus two further good size bedrooms. There is also a sumptuous new white and stone bathroom. Gas central heating and double glazing. The private rear garden stretches back approx. 126 feet, and there are three useful garden stores. There is a traditional front garden with a driveway leading to the garage. Council tax band F. A lovely home.

Guide Price £1,050,000 Freehold

EPC Rating: D

Alexandra Drive, Surbiton, KT5

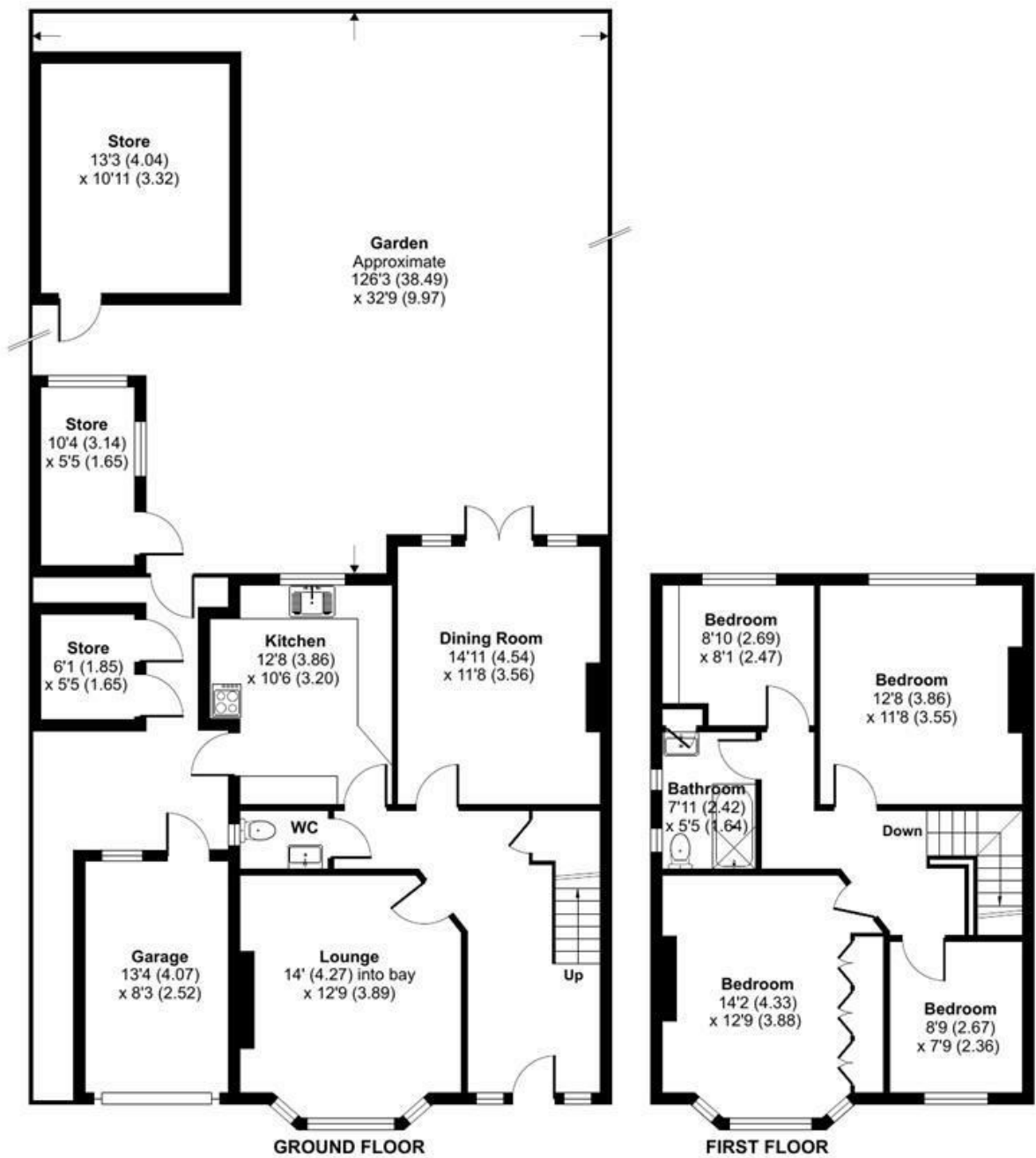
Approximate Area = 1274 sq ft / 118.3 sq m

Garage = 110 sq ft / 10.2 sq m

Outbuildings = 233 sq ft / 21.6 sq m

Total = 1617 sq ft / 150.1 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: 1279015

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		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		