



Matthew James

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Endway, Surbiton, KT5 9BX

A spacious three-bedroom family home with large living accommodation, a private garden, garage and driveway. The property is in need of refurbishment with the potential to extend (subject to usual consents). Located within the desirable Berrylands area and within easy reach of Berrylands station with local shops and amenities only a short walk away. The many benefits include a spacious open-plan lounge dining room with interconnecting doors. There is a fitted kitchen and a separate utility room with a door leading to the garden and the garage. The welcoming entrance hallway includes a ground floor wc. On the first floor, there are two large double bedrooms and an extended third bedroom. There is both a shower room and a family bathroom. The driveway at the front of the property leads to the garage. The private rear garden stretches back approx. 43 ft. Council tax band E. An excellent family home with potential.

Guide Price £650,000 Freehold

EPC Rating: D

Endway, Surbiton, KT5

Approximate Area = 1156 sq ft / 107.3 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1285 sq ft / 119.2 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). Produced for Matthew James. REF: 1282807. © nchecom 2025.

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		62
(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		