



Matthew James

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

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Norton Avenue, Surbiton, KT5 9DY

An outstanding, beautifully presented four-bedroom, two-bathroom semi-detached house with extensive living accommodation and a large private garden. Located in the desirable Berrylands area within easy reach of Berrylands Station, with local shops and schools a walk away. The many benefits include a striking contemporary open-plan kitchen-living room with bi-folding doors opening onto the garden. The shaker-style kitchen includes integral appliances, a sociable island and stone surfaces plus a separate utility room. There is also a very comfortable lounge dining room with a bay window and a fireplace with a solid fuel stove. All these rooms enjoy underfloor heating. The welcoming entrance hallway includes a wc and access to the study. On the first floor are two large double bedrooms and a good size single room. There is also a sumptuous white and stone bathroom with a shower over the bath. On the top floor is a master bedroom suite with fitted wardrobes, a Juliet balcony and a sumptuous en-suite shower room. To the rear is a well-maintained garden stretching back approx. 75ft with stone terrace seating areas, lawn, well-stocked borders and a storage shed. There is a landscaped garden at the front and driveway parking. A lovely family home.

Guide Price £975,000 Freehold

EPC Rating: D

Norton Avenue, Surbiton, KT5

Approximate Area = 1630 sq ft / 151.4 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 1776 sq ft / 164.8 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: 1286462

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		
	64	83
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		