



Matthew James

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Worthington Road, Surbiton, KT6 7RU

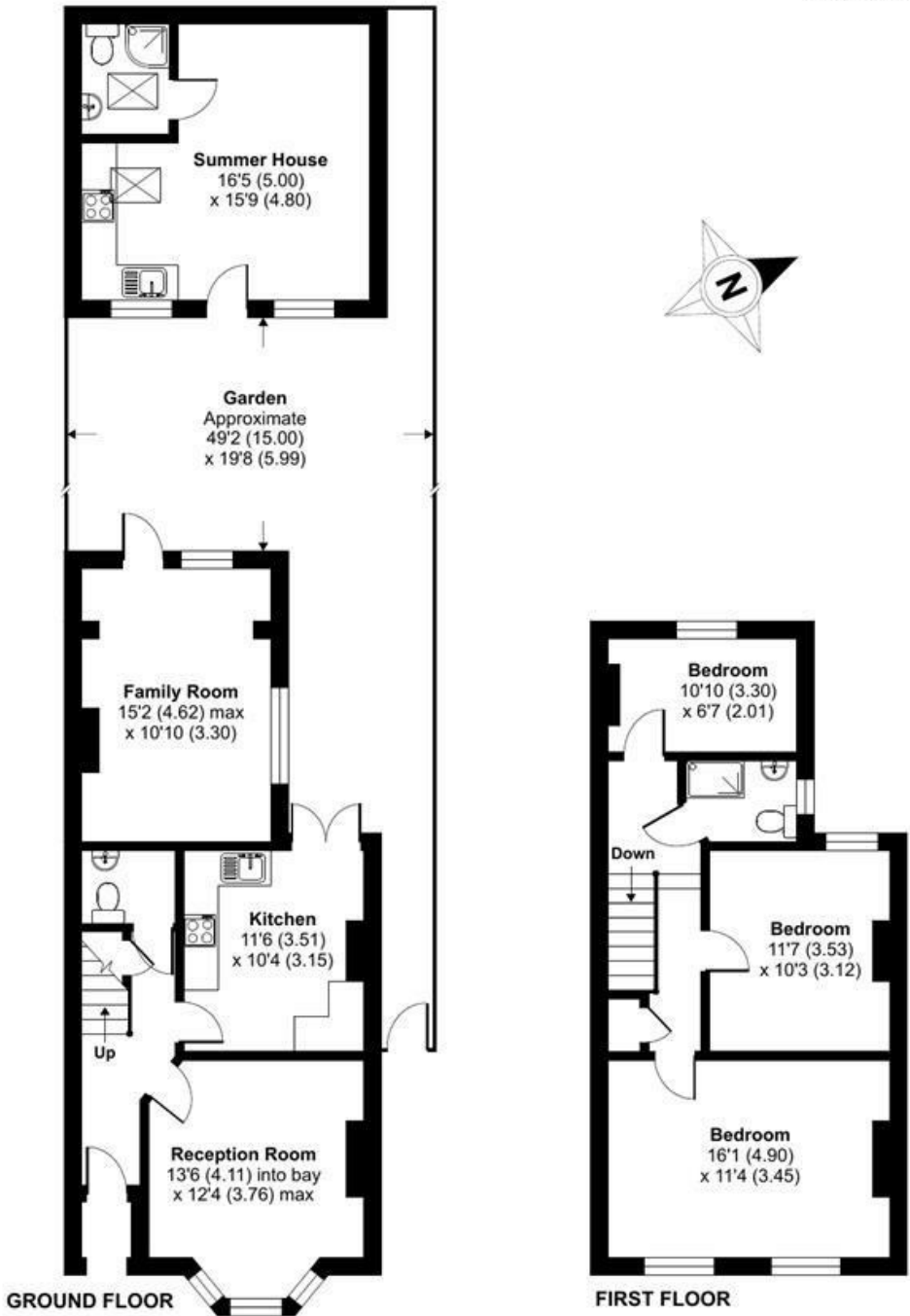
A charming three-bedroom semi-detached period home with a private garden and a modern garden studio. The property would benefit from updating and extending subject to usual consents. Located within easy reach of Surbiton mainline station and high street with local shops and amenities moments away. The many benefits include a large living room with a bay window. There is a separate fitted kitchen which leads out to the garden. There is a good size second living room which is accessed from the garden. There is also a welcoming entrance hallway and a ground floor wc. On the first floor is a large master bedroom, a double second bedroom, a single third room and a modern shower room. The secluded garden includes a large modern studio/garden room (separate electricity supply), kitchenette and a shower room. There is a traditional front garden. Council tax band E. Sold with no onward chain.

Guide Price £750,000 Freehold

EPC Rating: D

Worthington Road, Surbiton, KT6

Approximate Area = 1058 sq ft / 98.3 sq m
Summer House = 261 sq ft / 24.2 sq m
Total = 1319 sq ft / 122.5 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). © n°checom 2025. Produced for Matthew James. REF: 1301494

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		
		79
	58	
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		