



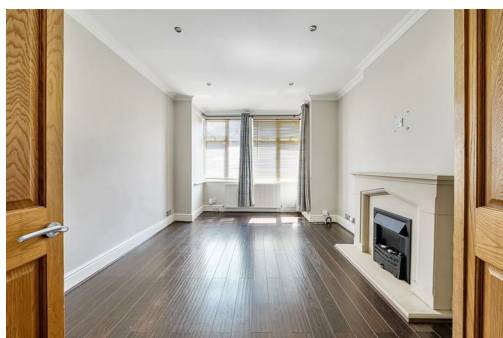
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## Tolworth Park Road, Surbiton, KT6 7RJ

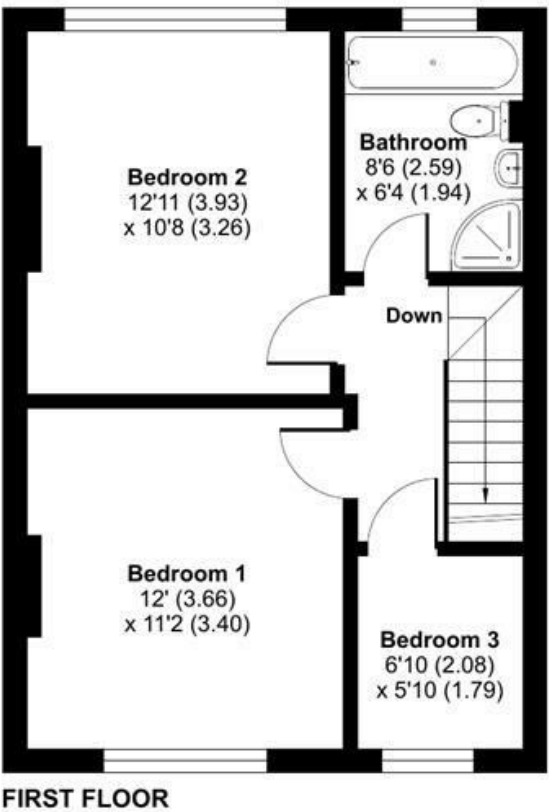
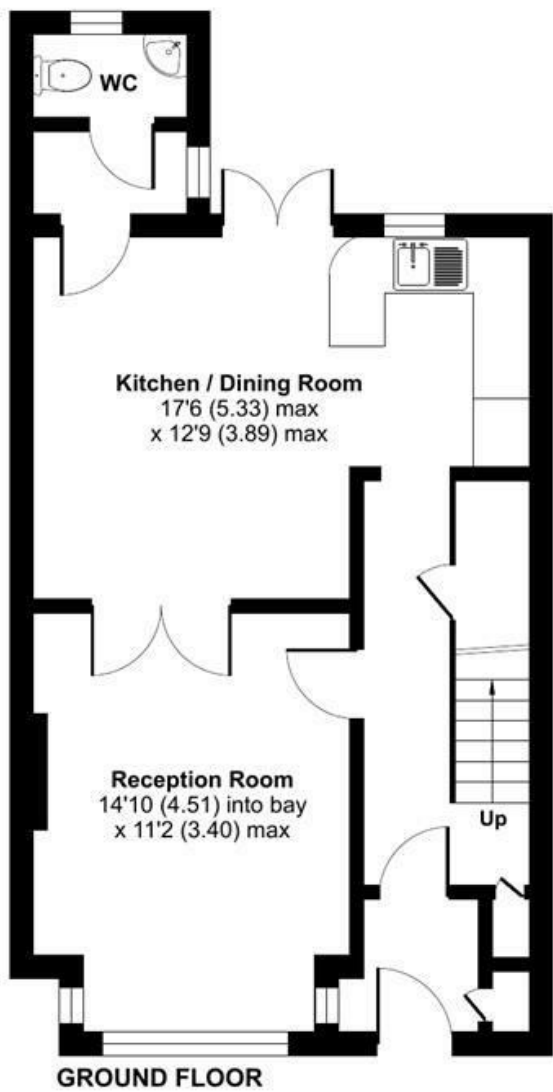
An excellent, well-presented three-bedroom end-of-terrace house with generous living accommodation and a large private garden. Located within easy reach of Surbiton mainline station with local shops and good schools a short walk away. The many benefits include a front sitting room with a feature fireplace. Interconnecting doors lead to a large kitchen-dining room with French doors opening to the garden. The contemporary shaker-style kitchen has integral oven-hob-hood and a sociable peninsular bar. There is a small laundry room which leads to a ground floor wc. The welcoming entrance hallway includes storage. On the first floor are two double bedrooms and a good size third room. There is a sumptuous white and stone bathroom with a separate shower. There is a large private garden to the rear and driveway parking at the front. Sold with no onward chain.

**Guide Price £650,000 Freehold**

**EPC Rating: D**

Tolworth Park Road, Surbiton, KT6

Approximate Area = 967 sq ft / 89.8 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: 1315416

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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		