



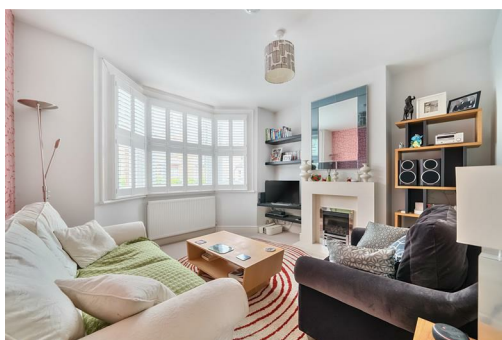
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Beaconsfield Road, Surbiton, KT5 9AP

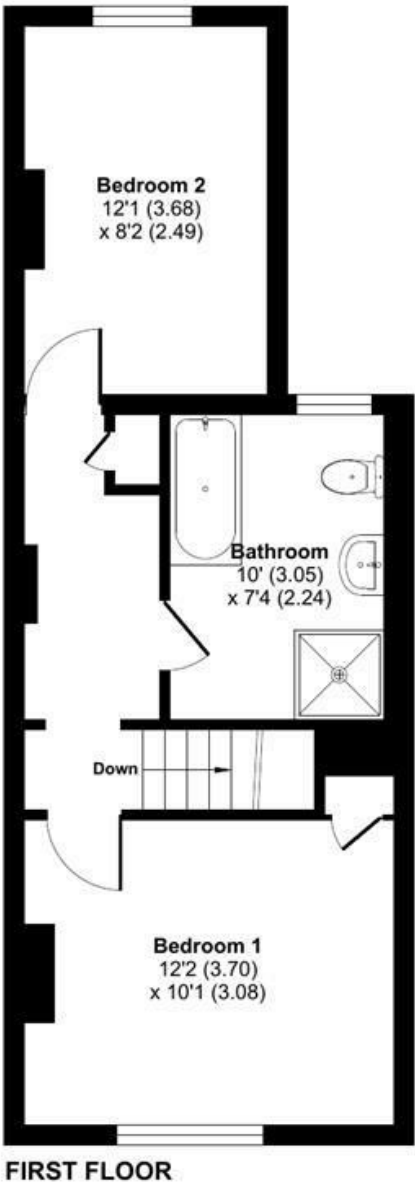
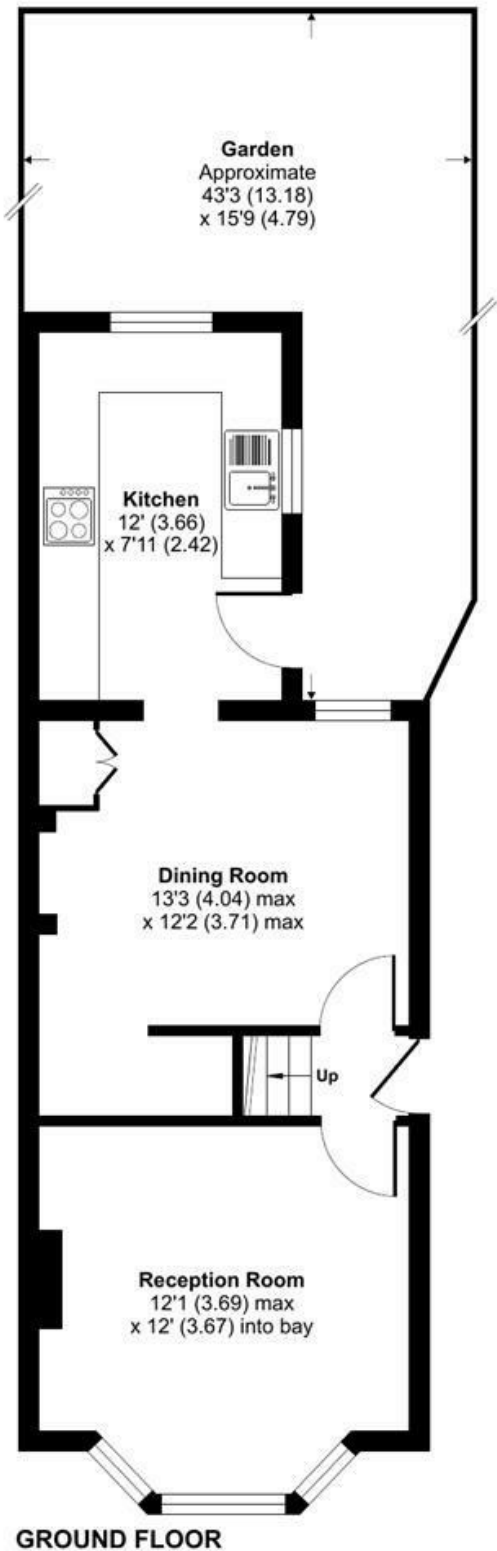
A lovely two-bedroom, two-reception room Victorian semi-detached house presented in excellent condition with a private enclosed garden. Located within easy reach of Surbiton mainline station with local shops and amenities on the 'doorstep'. The many benefits include a front sitting room with a bay window with shutters and a feature stone fireplace. There is a coordinated dining room to the rear with a study area and storage. There is a separate contemporary shaker-style kitchen with integral appliances, stone surfaces and a door to the garden. On the first floor is a large main bedroom with shutters and air conditioning. There is also a good size second bedroom and a large bathroom suite with a separate shower. Gas central heating and modern double-glazed sash windows. The private garden includes a sunny patio and a shed. There is a traditional front garden. Council tax band D. A lovely home.

Guide Price £620,000 Freehold

EPC Rating: D

Beaconsfield Road, Surbiton, KT5

Approximate Area = 778 sq ft / 72.2 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). © nchecon 2025. Produced for Matthew James. REF: 1330907.

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		87
(81-91) B		
(69-80) C		63
(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		