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Oak Hill Grove, Surbiton, KT6 6DT

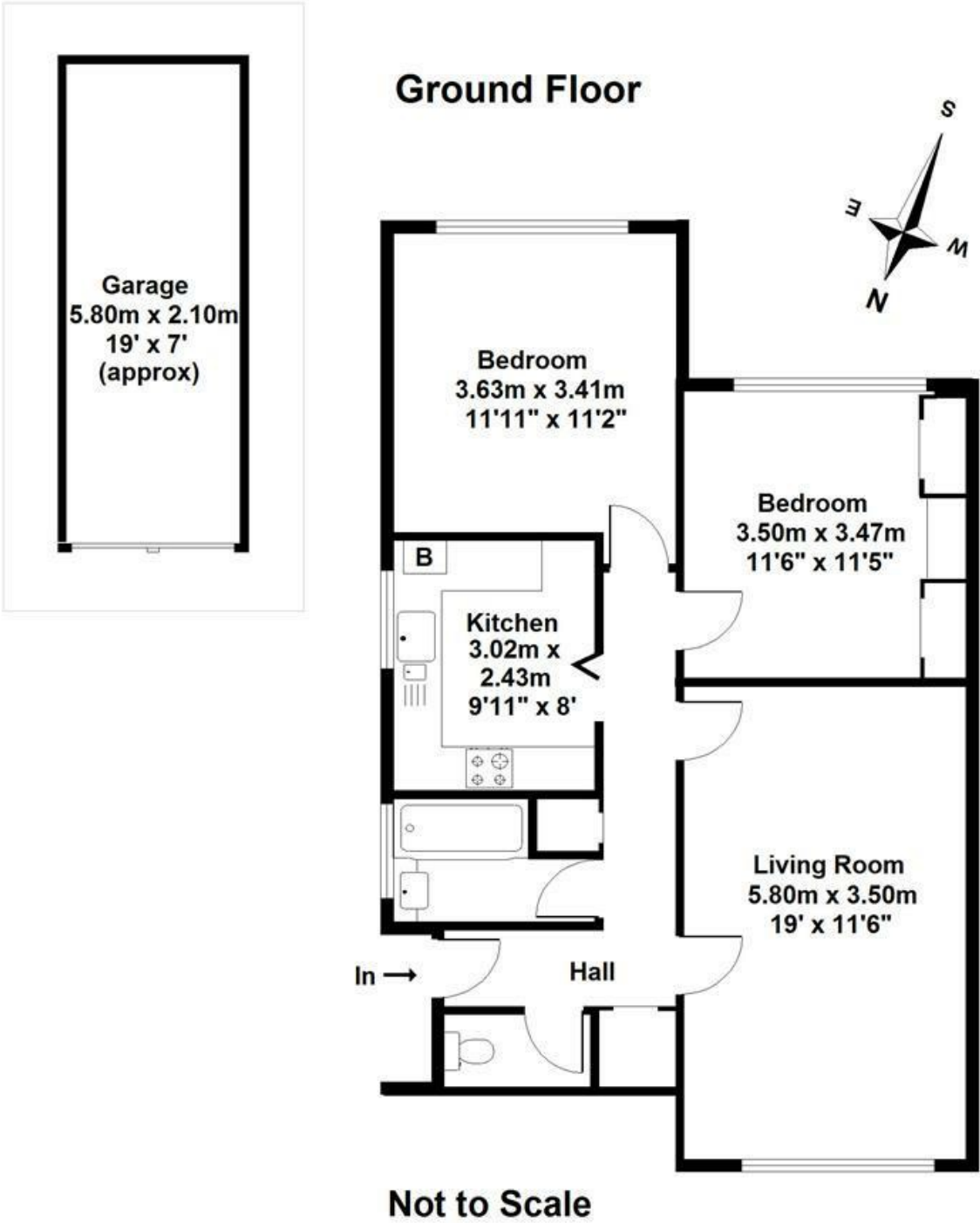
TO LET

A well presented and spacious two double bedroom ground floor maisonette with the benefit of a private garage, set in a secluded private cul-de-sac with access to a lovely communal gardens. The property is located only moments away from Surbiton mainline station and amenities of the high street. The accommodation comprises, entrance hall with storage, a large, light living room with ample sitting and dining space, A contemporary fitted kitchen with integral Bosch appliances, two spacious double bedrooms and a white and stone bathroom with an Aqualisa shower over the bath and a separate wc. The property benefits from gas central heating with a Worcester Bosch boiler, double glazing, well maintained communal gardens and a garage with power and light. The property is offered unfurnished and is available immediately. Council Tax Band D.

£2,000 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: D

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Approximate Gross Internal Floor Area: 81m sq (872sq ft)

Flat: 69m sq (742sq ft)

Garage: 12m sq (130sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

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		
England & Wales		
EU Directive 2002/91/EC		
75		
64		

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		
75		
60		