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## Maple Road, Surbiton, KT6 4AB

An excellent spacious two double bedroom, semi-detached Victorian house with extensive living accommodation, a delightful private garden and lots of character. Located within the heart of Surbiton only a short walk from the mainline station, high street and the popular bars, restaurants and boutiques of Maple Road. The many benefits include two beautiful, divided living rooms with period fireplaces, wooden floors, sash windows, tall ceilings and French doors leading to the garden. A spacious, well-planned kitchen dining room with integral appliances and a stable door opening to the garden. On the first floor is a large main bedroom with built-in wardrobes and sash windows, plus a double second bedroom with built-in wardrobes. A sumptuous, contemporary white and stone shower room. To the rear is a delightful private landscaped garden and traditional front garden. An outstanding home in central Surbiton.

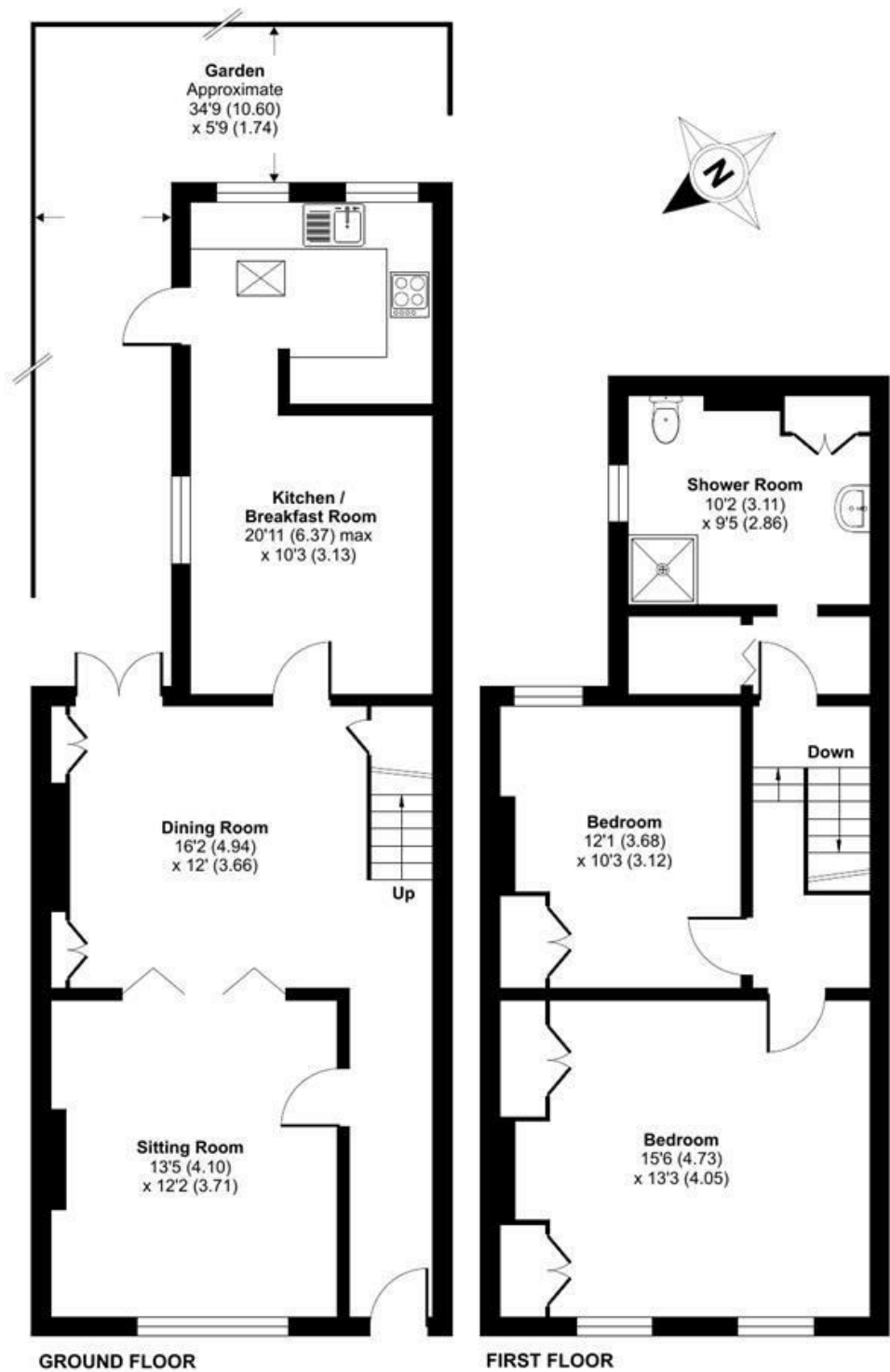
**Guide Price £850,000 Freehold**

**EPC Rating: D**

Maple Road, Surbiton, KT6

Approximate Area = 1183 sq ft / 109.9 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). Produced for Matthew James. REF: 1362255

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		85
(81-91) B		
(69-80) C		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		