



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: [enquiries@matthewjamesestateagents.co.uk](mailto:enquiries@matthewjamesestateagents.co.uk)

[www.matthewjamesestateagents.co.uk](http://www.matthewjamesestateagents.co.uk)



## Raleigh Drive, Surbiton, KT5 9PR

An excellent three-bedroom semi-detached house with a very large private garden, a garage and a driveway. Located within walking distance of both Malden Manor and Tolworth stations. The property would benefit from updating and extending subject to usual consents. The benefits include large living accommodation, with a connecting lounge and dining room stretching from the front to the back of the property with French doors opening to the garden. There is a separate, fitted kitchen also with a door to the garden and a welcoming entrance hallway. On the first floor, two double bedrooms and a good size single bedroom. Plus a shower room and separate wc. Gas central heating and double glazing. The rear garden stretches back approx. 150ft, there is also a garage, large storage shed and driveway parking. Sold with no onward chain.

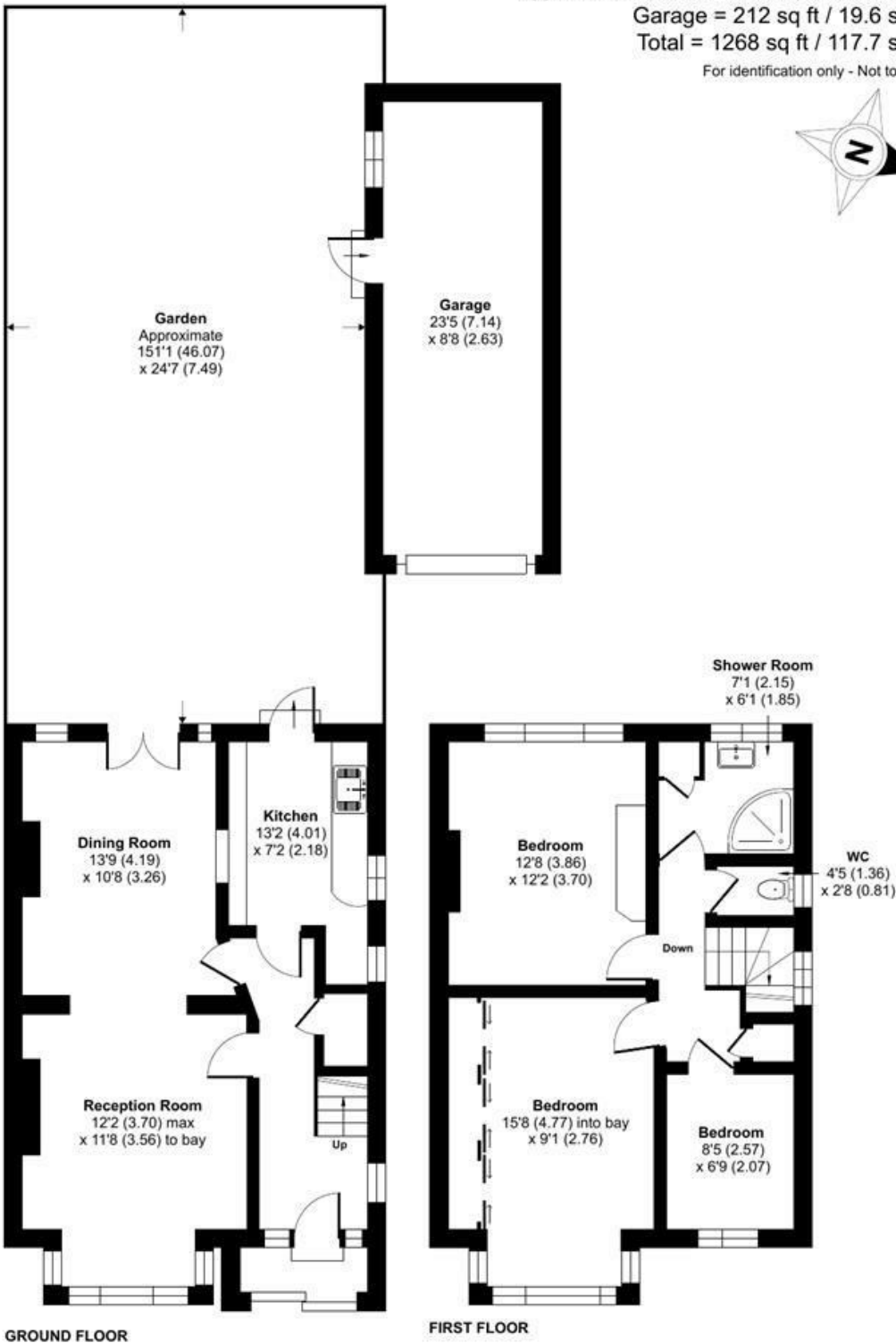
**Guide Price £575,000 Freehold**

**EPC Rating: D**

# Raleigh Drive, Surbiton, KT5

Approximate Area = 1056 sq ft / 98.1 sq m  
Garage = 212 sq ft / 19.6 sq m  
Total = 1268 sq ft / 117.7 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: 1362057.

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/fittings 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		
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		