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Grand Avenue, Surbiton, KT5 9HX

A rarely available three-bedroom detached bungalow with driveway parking, a garage and a large private garden. The property is in need of extensive refurbishment and has the potential to extend (subject to usual consents). Located within the popular Berrylands area, Surbiton & Berrylands mainline station and Surbiton high street are within easy reach with local shops, schools and amenities a walkaway. The many benefits include a good size living room and a separate kitchen with a door to the garden. There are two double bedrooms, a good size third bedroom and a shower room. The entrance hallway also includes a door to the garden. There is a large enclosed private garden to the rear. To the front is driveway parking leading to a garage which has had the roof removed. No onward chain.

Guide Price £585,000 Freehold

EPC Rating: D



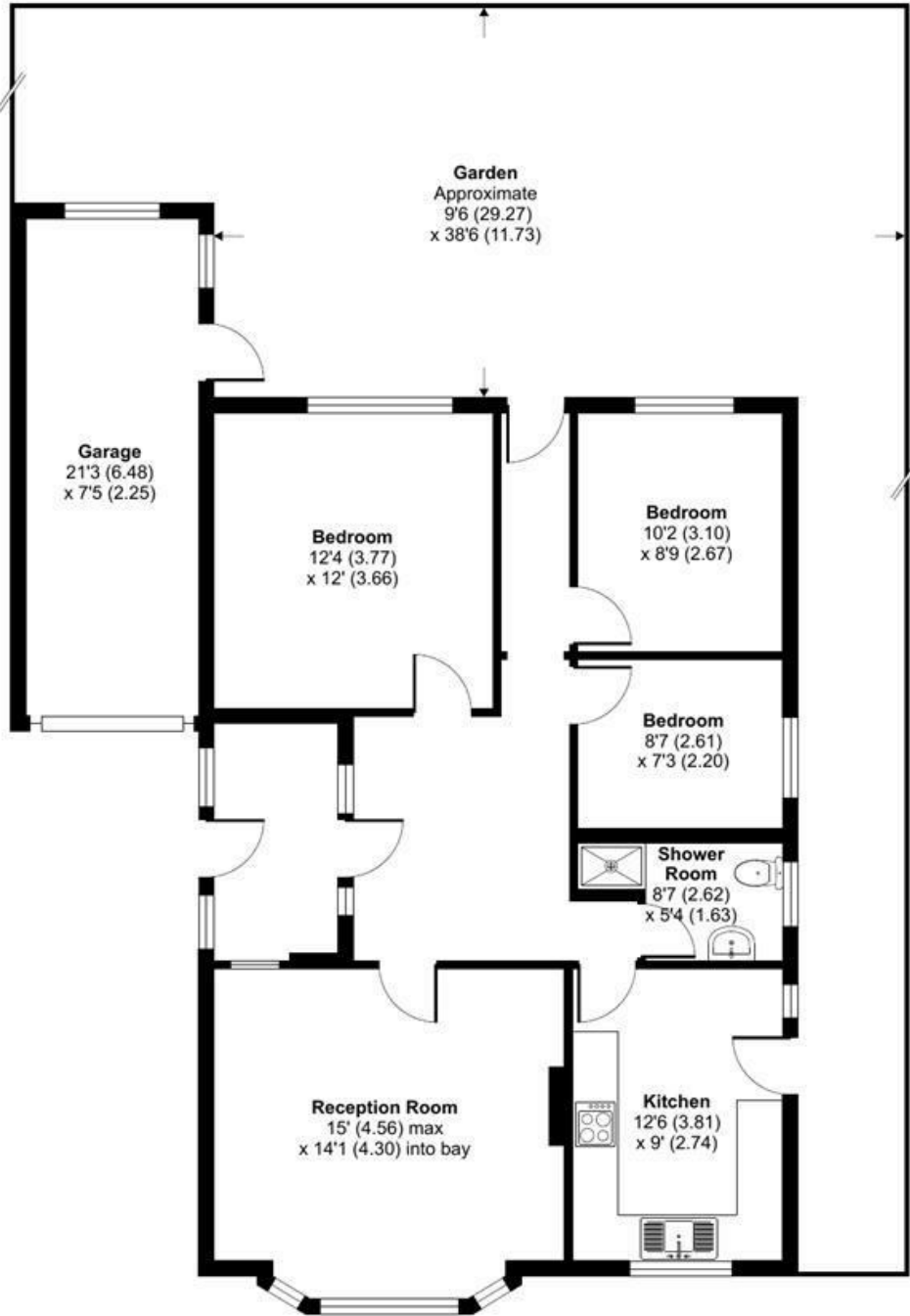
Grand Avenue, Surbiton, KT5

Approximate Area = 895 sq ft / 83.1 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1052 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1362470

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
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		