



Matthew James

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

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Dunton Close, Surbiton, KT6 6QT

A large four-bedroom detached house with extensive living accommodation, a double garage and private garden. The property is in need of extensive refurbishment. Located within the highly desirable Southborough area with Surbiton mainline station and high are a short distance away. The many benefits include three generous-sized reception rooms plus a kitchen, utility room and conservatory. On the first floor, there are four double bedrooms with fitted wardrobes and two bathrooms. There is a private enclosed rear garden at the front of the property, driveway parking leading to a double garage. No onward chain.

Guide Price £1,100,000 Freehold

EPC Rating: D

Dunton Close, Surbiton, KT6

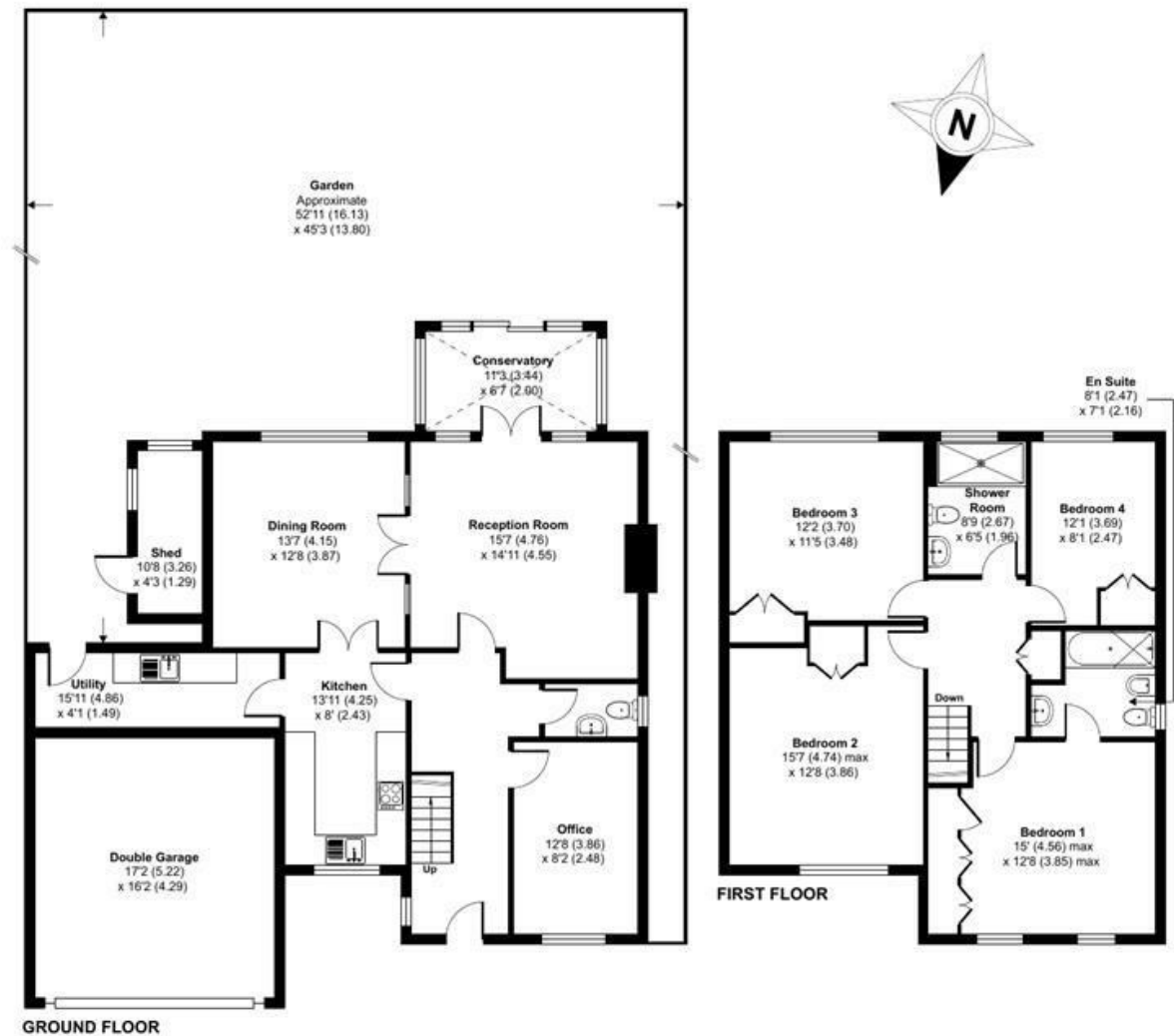
Approximate Area = 1790 sq ft / 166.2 sq m

Garage = 270 sq ft / 25 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 2105 sq ft / 195.3 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: 1358675

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	
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	
Current	Potential
60	69
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	