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## The Avenue, Surbiton, KT5 8JL

An excellent spacious, light bright three-double bedroom end of terrace town house with a garage, driveway and a secluded garden. Located on a desirable tree lined avenue within walking distance of Surbiton mainline station and high street. The popular Christ Church primary school and Surbiton Hill nursery are also a walk away. The many benefits include a large kitchen-living room with a contemporary shaker-style kitchen, integral appliances and French doors leading to the garden. On the ground floor there is also a study/store and an integral garage. On the first floor there is a good-size living room with floor to ceiling windows overlooking the garden and a double bedroom with fitted wardrobes plus a modern fitted shower room. On the second floor, two further good-size double bedrooms with fitted wardrobes and a coordinated bathroom with a shower over the bath. There is a double-width driveway and an integral garage at the front and a secluded courtyard garden to the rear. Gas central heating and double glazing. Council tax band E. Sold with no onward chain.

**Guide Price £650,000 Freehold**

**EPC Rating: D**

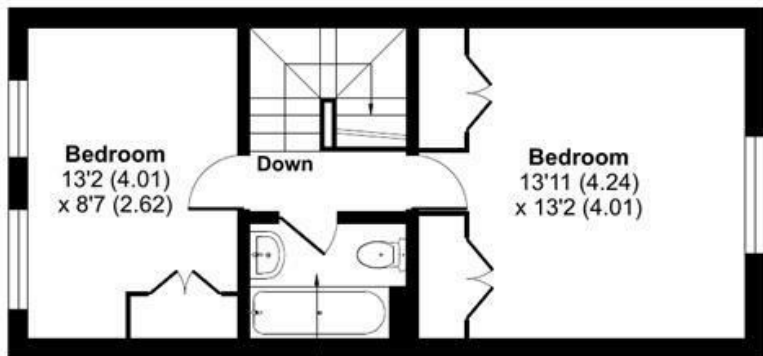
# The Avenue, Surbiton, KT5

Approximate Area = 1097 sq ft / 101.9 sq m

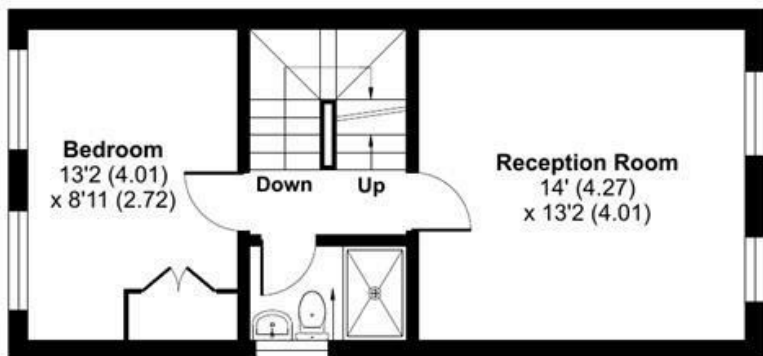
Garage = 150 sq ft / 13.9 sq m

Total = 1247 sq ft / 115.8 sq m

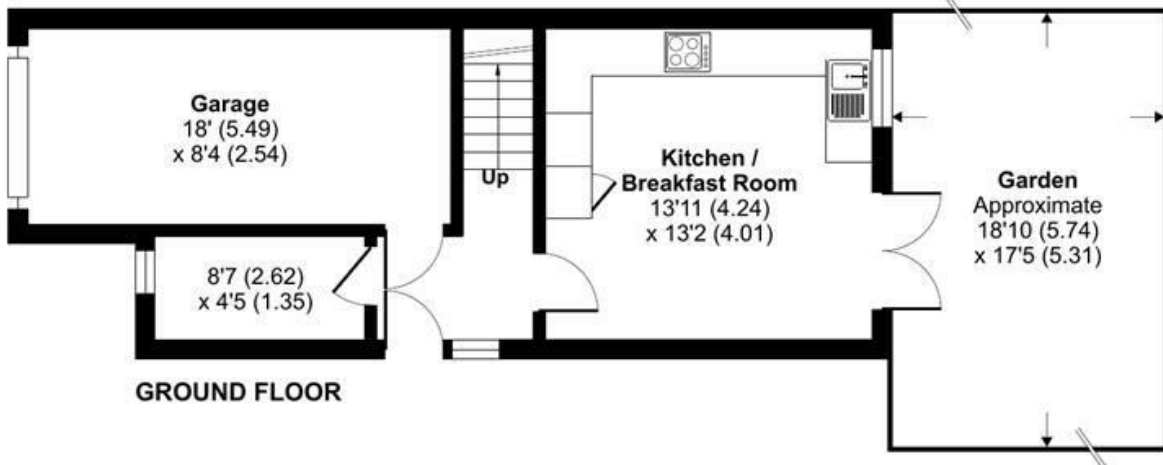
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1043419

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	79
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	