



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



Westfield Road, Surbiton, KT6 4EL

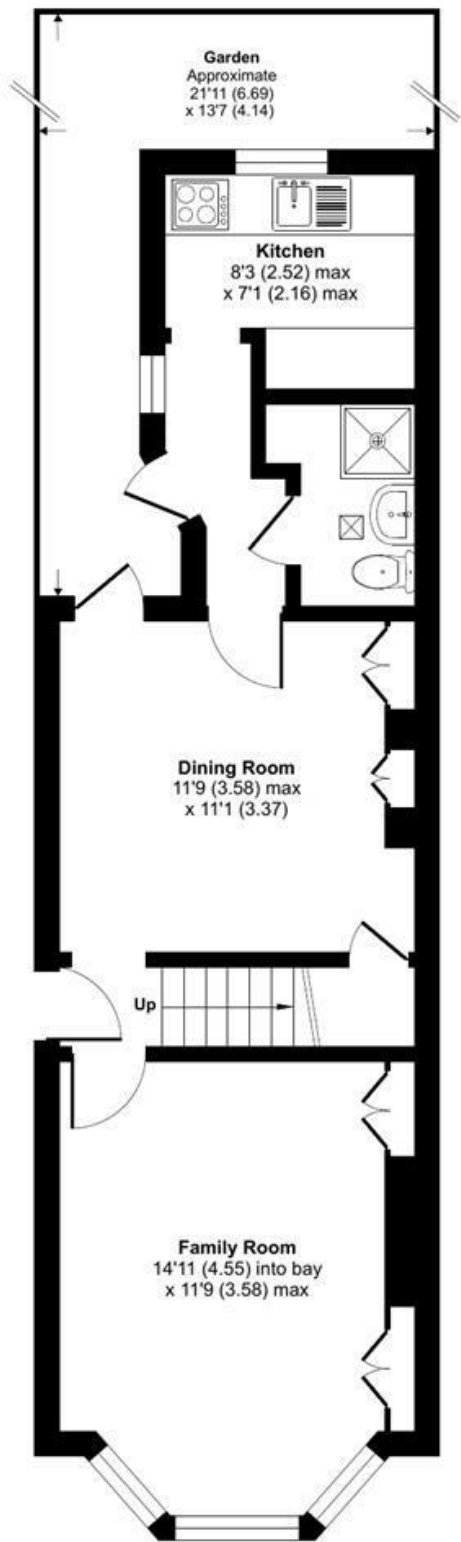
An excellent three bedroom, two reception room period terrace house with a secluded courtyard garden. Located on one of Surbiton's highly desirable river roads, only a short walk from the mainline station, high street and the Thames. With the potential to extend subject to usual consents. The many features include a lovely sitting room with a bay window, a fireplace, bespoke alcove units and underfloor heating. A separate good size dining room with extensive storage and a door to the garden. A sleek new contemporary kitchen with integrated appliances. A smart ground floor shower room with a large walk-in shower. On the first floor, two good size double bedrooms and a single bedroom. The loft space is boarded with storage shelves. Modern double glazing and gas central heating. There is a secluded courtyard garden to the rear with pedestrian access. Council tax band D. A lovely home in the heart of Surbiton.

Guide Price £739,900 Freehold

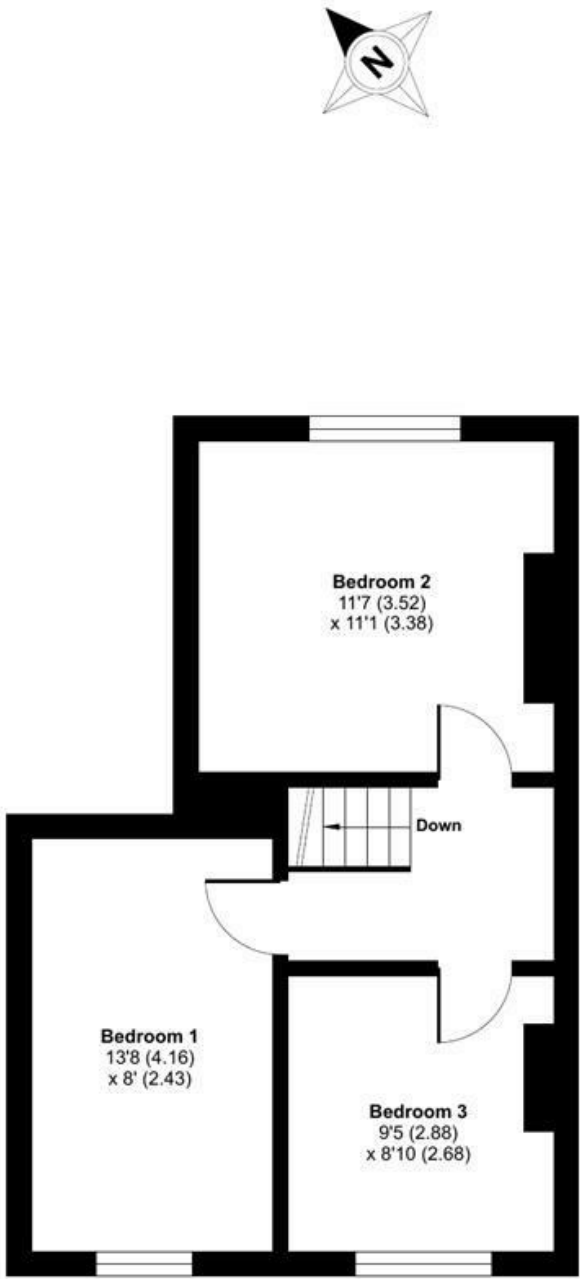
EPC Rating: E

Westfield Road, Surbiton, KT6

Approximate Area = 833 sq ft / 77.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1364176

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	Current Potential
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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