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## Raeburn Avenue, Surbiton, KT5 9BP

A spacious three-bedroom semi-detached house with extensive accommodation, a large garden, driveway parking and a garage. The property has the potential to update the interior and extend (subject to usual consents). Located within the desirable Berrylands area and within easy reach of Berrylands station with local shops and amenities only a short walk away. The many benefits include a large extended sitting room with a feature fireplace. There is also a separate dining room at the front of the property, a fitted kitchen and a separate utility room which offers access to the garage. Plus a garden/store room, an outside wc and a shed. There is a welcoming entrance hallway with stairs to the first floor with two double bedrooms, a good size third bedroom and a white bathroom suite with a separate shower. Gas central heating and double glazing. The rear garden stretches back approx. 66ft. At the front of the property is driveway parking leading to the garage. Council tax band E. Sold with no onward chain.

**Guide Price £675,000 Freehold**

**EPC Rating: D**

# Raeburn Avenue, Surbiton, KT5

Approximate Area = 1251 sq ft / 116.2 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuildings = 43 sq ft / 3.9 sq m

Total = 1428 sq ft / 132.5 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 2026. Produced for Matthew James. REF: 1402926

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		
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	