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









Avenue South, Surbiton, KT5 8PJ

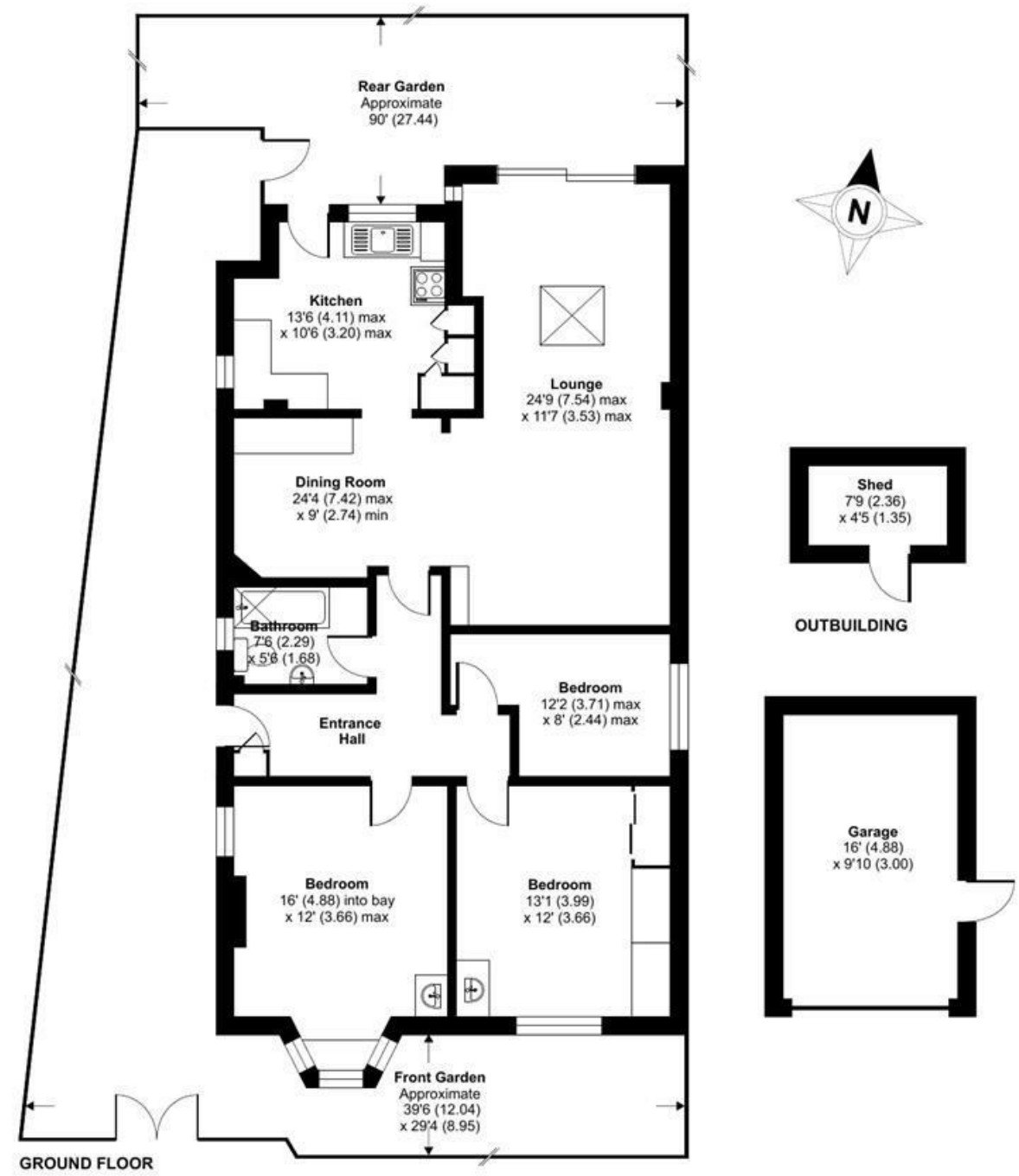
An excellent spacious three-bedroom period detached bungalow in need of refurbishment which would benefit from extending (subject to usual consents). Located in a popular residential location with walking distance of Surbiton mainline station, local schools and amenities. The many benefits include a large L-shaped reception room with ample sitting/dining space and sliding doors opening onto the garden. There is a fitted separate kitchen, also with a door leading to the garden. At the front of the property are two large double bedrooms plus a good sized third bedroom and a fitted white bathroom. There is also a welcoming entrance hallway. Gas central heating. At the front and side of the property there is driveway parking for 2/3 cars which leads to a detached garage. The private rear garden stretches back approx. 90ft feet and includes a large storage shed. Council tax band F. Sold with no onward chain.

Guide Price £699,950 Freehold

EPC Rating: D

Avenue South, Surbiton, KT5

Approximate Area = 1125 sq ft / 104.5 sq m
Garage = 156 sq ft / 14.4 sq m
Outbuilding = 35 sq ft / 3.2 sq m
Total = 1316 sq ft / 122.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Matthew James. REF: 1069994

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/fittings 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.

