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Catherine Road, Surbiton, KT6 4HA

TO LET

A stunning, spacious newly built four-bedroom, four-storey townhouse, with three bathrooms, extensive living space and driveway parking. Located on one of the highly desirable tree lined 'river roads' within walking distance of Surbiton mainline station and high street with the Thames at the end of the road. The many benefits include a spectacular kitchen-living-dining-garden room with bi-folding doors open onto the south-west-facing terrace and a utility room. The bespoke Hacker German kitchen includes Miele appliances, Quooker hot tap, stone surfaces and large sociable island. There is a spacious entrance lobby/coats and boot room (and an inner lobby) plus a cloak room. On the first floor there is an impressive sitting room overlooking the garden. Four double bedrooms, fitted wardrobes, the master bedroom and top floor suite enjoy sumptuous en-suite bathrooms plus there is a further coordinated shower room. The specification, finish and attention to detail is to the highest standard. A remarkable home in a wonderful location. The property is offered unfurnished and available from mid September. Council Tax Band G

£6,495 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: B

Catherine Road, Surbiton, KT6 4HA

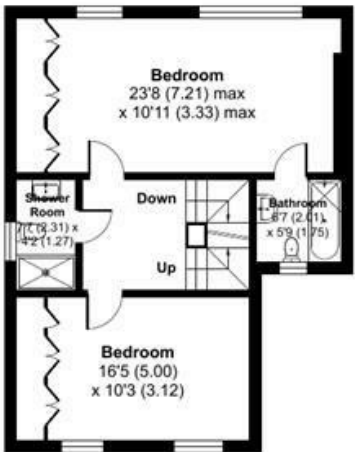
Catherine Road, Surbiton, KT6

Approximate Area = 2664 sq ft / 247.5 sq m

For identification only - Not to scale



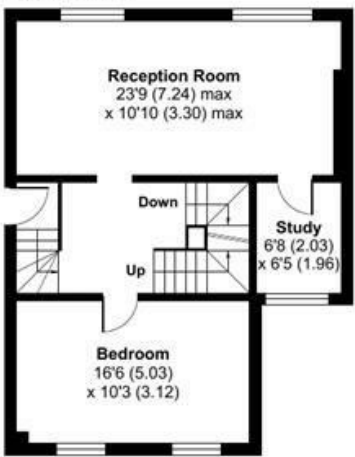
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1073953.

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		87	
(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		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	