



Matthew James

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The Roystons, Surbiton, KT5 8HH

A spacious 3/4 bedroom semi-detached house with extensive accommodation and a large private garden. The property would benefit from updating and modernisation. Located within the popular Berrylands with local shops and Berrylands station within walking distance. The many benefits include two good-sized reception rooms with a bay window at the front and sliding doors leading to the garden at the back. There is also a separate fitted kitchen and a ground floor shower room/wc which opens onto a laundry area. On the first floor are two large original double bedrooms and a large extended bedroom which leads from the 4th room. There is also a modern shower room. Gas central heating and double glazing. The private rear garden stretches back approx. 64ft. At the front is driveway parking which leads to the integral garage. An excellent home.

Guide Price £800,000 Freehold

EPC Rating: D

The Roystons, Surbiton, KT5

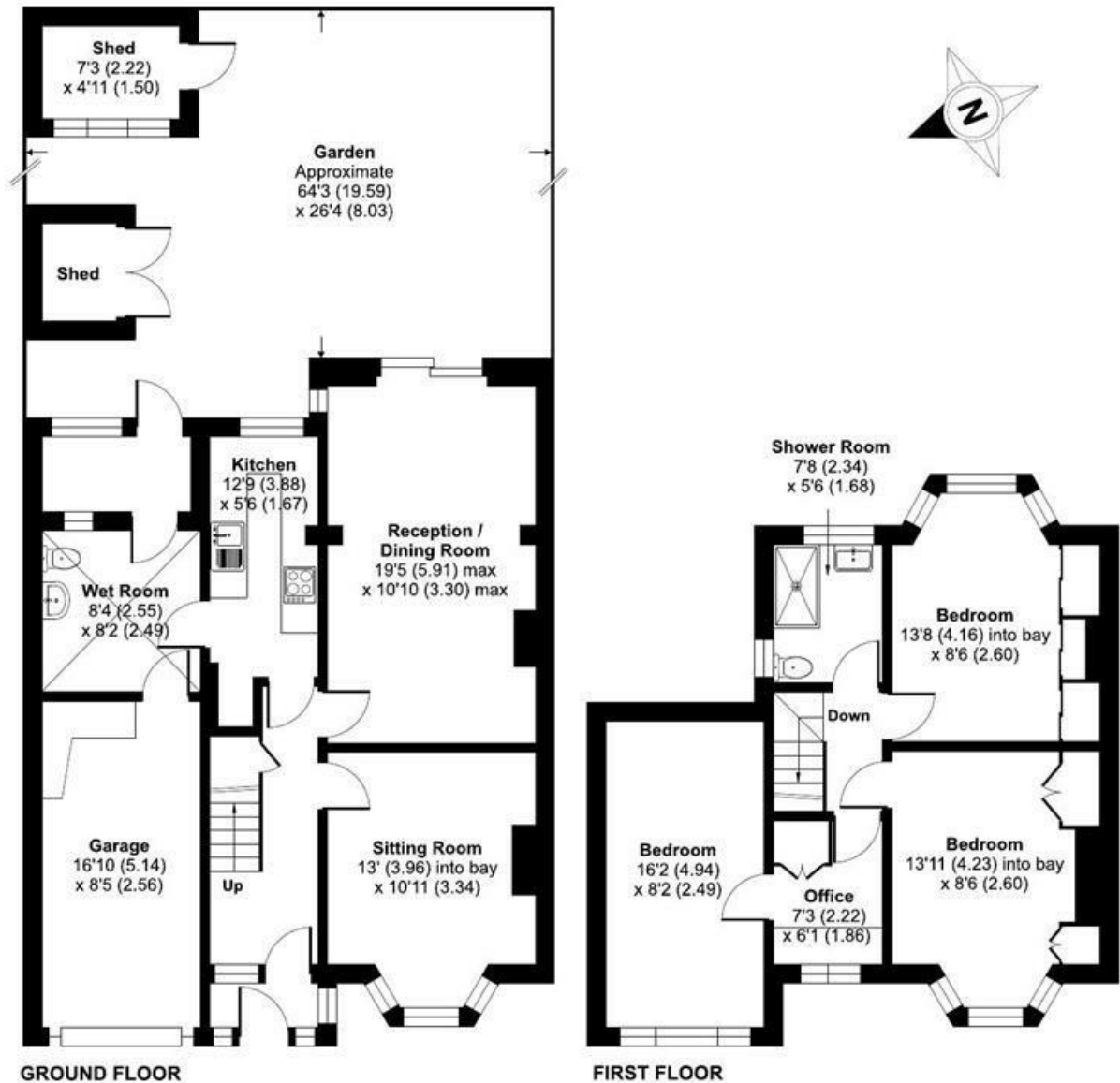
Approximate Area = 1172 sq ft / 108.8 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuildings = 56 sq ft / 5.2 sq m

Total = 1372 sq ft / 127.3 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). Produced for Matthew James. REF: 1500379

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.

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 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	