



Matthew James

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Arlington Road, Surbiton, KT6 6BW

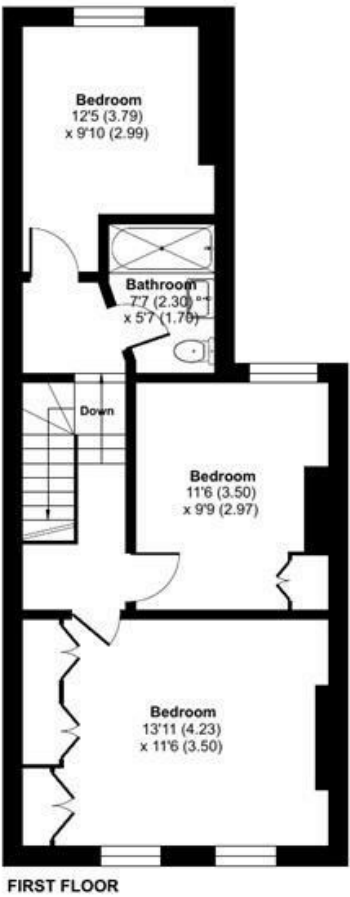
An outstanding, spacious, well-presented three-bedroom, three reception room semi-detached Victorian house. Located only a few minutes' walk from the mainline station and high street. The many benefits include a lovely sitting room at the front of the property with a shuttered bay window, bespoke alcove cupboards/shelves and a feature fireplace. There is a separate dining room/study with French doors opening to the garden. The kitchen-dining-garden room, stretching approx. 30ft in length, includes a contemporary shaker-style kitchen with stone surfaces, dining space and a large, bright sitting area with bi-folding doors opening onto the garden. There is a welcoming entrance hallway and a ground floor wc. On the first floor a large master bedroom with fitted wardrobes, plus two further good-sized bedrooms and a stylish new bathroom suite with a shower over the bath. Double-glazed windows in wooden frames and gas central heating. There is a private garden to the rear with a secure storage shed and a large side return area. Council tax band E. A lovely home in central Surbiton.

Guide Price £975,000 Freehold

EPC Rating: D

Arlington Road, Surbiton, KT6

Approximate Area = 1229 sq ft / 114.1 sq m
Outbuilding = 69 sq ft / 6.4 sq m
Total = 1298 sq ft / 120.5 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). © n°checon 2026. Produced for Matthew James. REF: 1450327

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		
		83
	63	
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		