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## St. Marys Road, Surbiton, KT6 4JG

An excellent, well-presented three-bedroom semi-detached period house set on a quiet "no through" road in the heart of Surbiton, only moments' walk from the mainline station and high street. Offering the convenience of a central location in a quiet setting. A lovely home finished to a high standard, the benefits include two good size living rooms. Plus a sleek contemporary fitted kitchen with integral appliances and stone surfaces. There is a rear lobby/utility with a door to the garden. A well-appointed white and stone ground floor bathroom with a shower over the bath. On the first floor there is a very spacious master bedroom with a fitted wardrobe, a double second bedroom and a good size third bedroom, both with fitted wardrobes. Double glazing and gas central heating. A charming private courtyard garden to the rear. Council tax band E. No onward chain.

**Guide Price £750,000 Freehold**

**EPC Rating:**

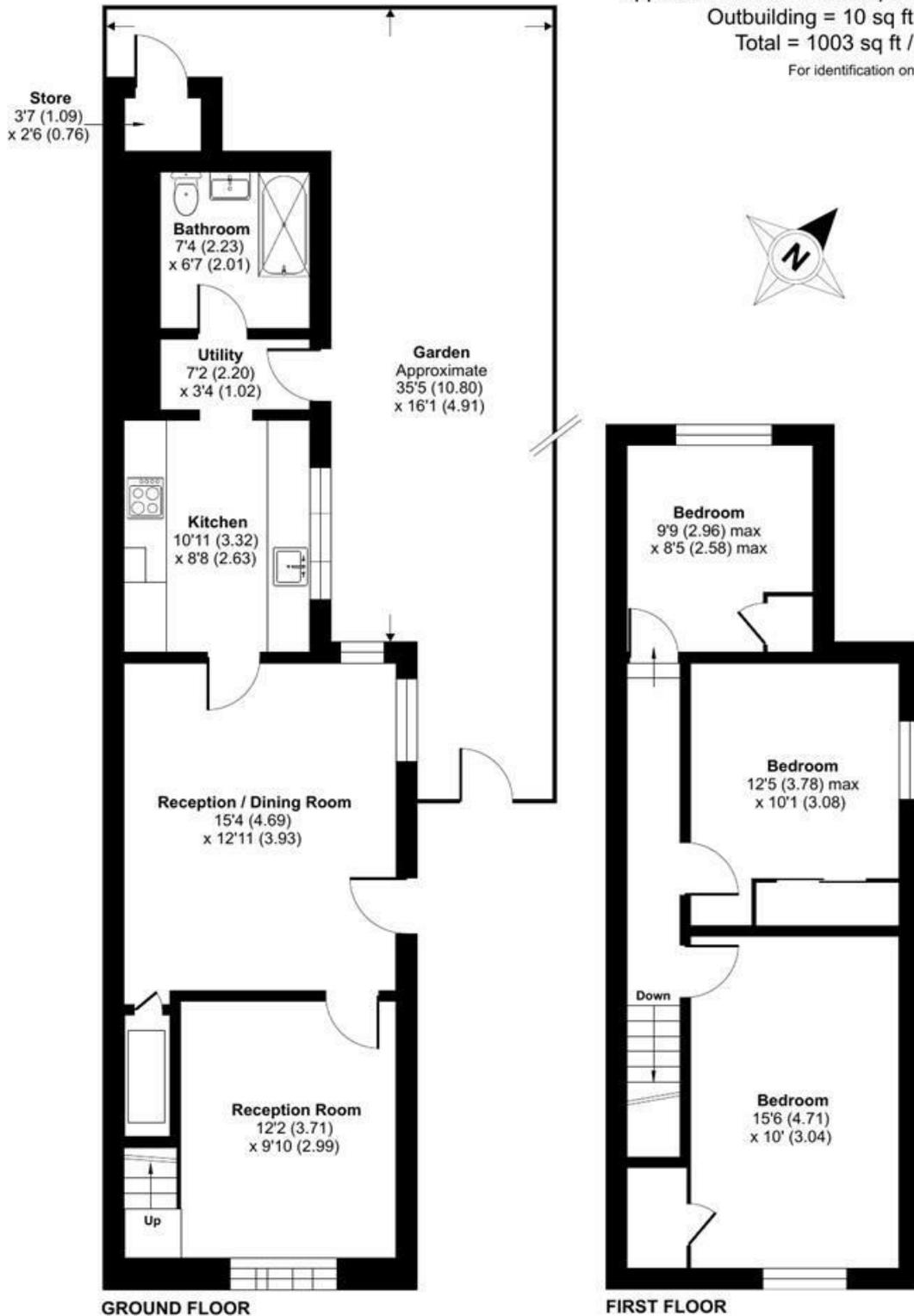
# St. Mary's Road, Surbiton, KT6

Approximate Area = 993 sq ft / 92.2 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1003 sq ft / 93.1 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: 1385468

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		