



Matthew James

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



Akerman Road, Surbiton, KT6 5NS

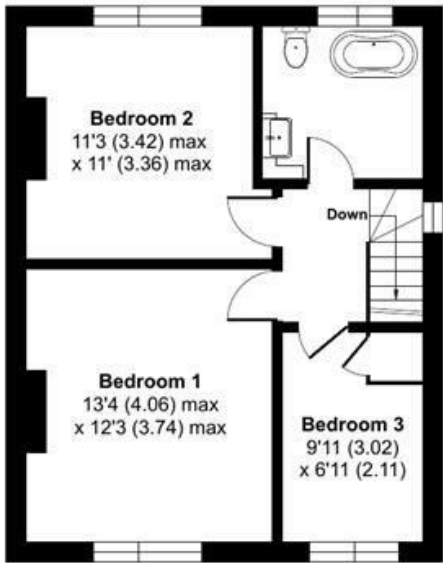
An excellent, spacious three-bedroom semi-detached house with extensive accommodation and an exceptionally large garden, part of which is leased from Thames Water. There is potential to extend at the rear, side and loft (subject to usual consents). Located within a short walk of Surbiton mainline station, the bustling high street and the Thames. The many benefits include a large living room with an exposed brick chimney and a solid fuel stove. There is also a contemporary kitchen, dining and garden room which opens onto the garden. The modern shaker style kitchen includes integral appliances, a central island and stone surfaces. There is also a separate utility room and a ground floor cloakroom. On the first floor are two large double bedrooms and a good-sized third bedroom. Plus a sumptuous bathroom with an oval bath and a walk-in rainfall shower. The private garden to the rear and side provides exceptional space with a stone terrace, discreet sitting areas, extensive lawns and mature planting. The Thames Water side of the garden is rented for £480 pa. There is driveway parking at the front of the property. An outstanding family home.

Guide Price £1,050,000 Freehold

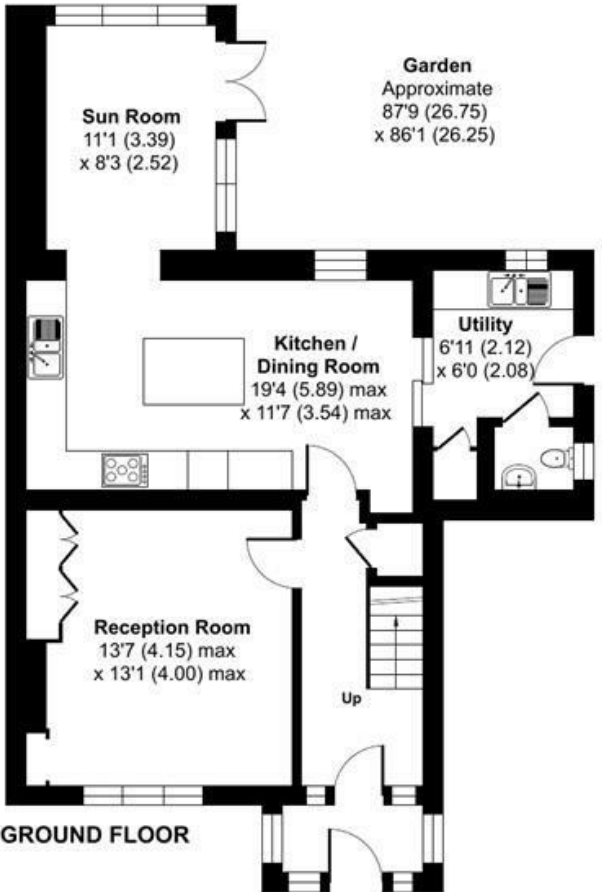
EPC Rating: D

Akerman Road, Surbiton, KT6

Approximate Area = 1206 sq ft / 112 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1492723

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	