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Iris Close, Surbiton, KT6 6JR

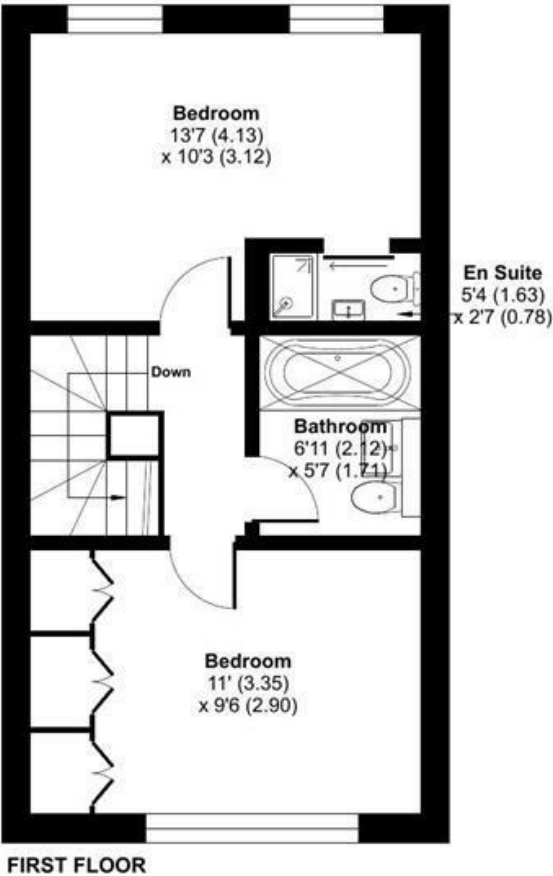
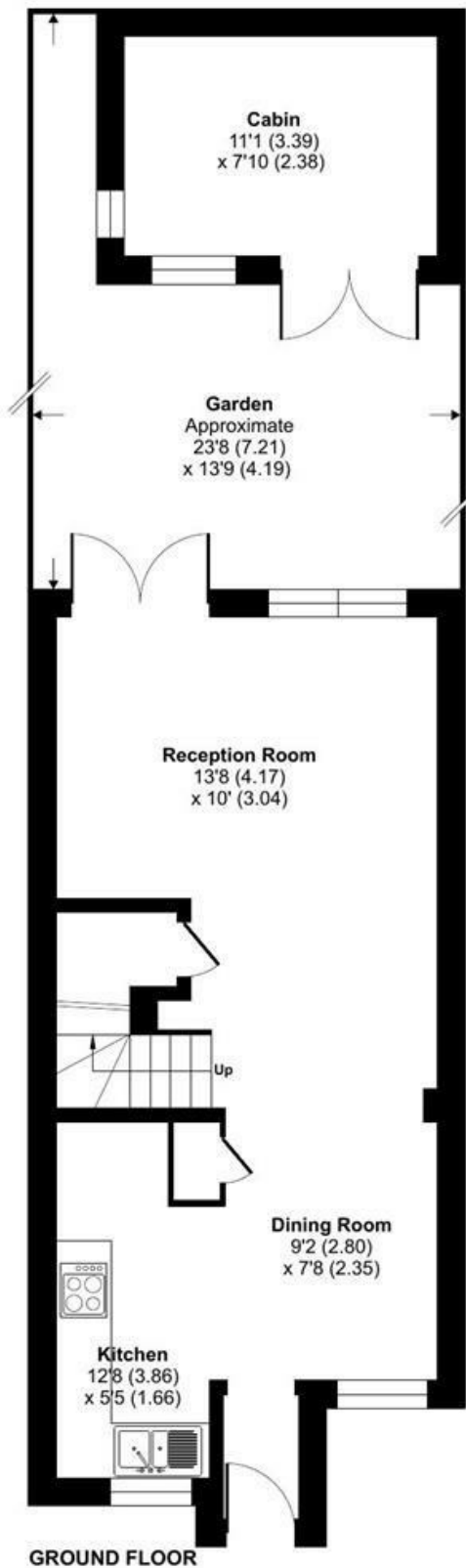
An excellent, spacious two double bedroom, two bathroom modern house with parking and a courtyard garden. Located within walking distance of Surbiton mainline station and high street with local shops moments away. The many benefits include a large open living space which includes a sitting area with French doors to the garden, a dining area and a sleek contemporary kitchen with integral appliances and stone surfaces. On the first floor is a master bedroom with an en-suite shower room. There is also a double second bedroom with fitted wardrobes and a coordinated new white bathroom suite with a shower over the bath. Double glazing and gas central heating. A private enclosed courtyard garden and a wooden cabin to the rear. Parking space. Council tax band D. A lovely home.

Guide Price £530,000 Freehold

EPC Rating: C

Iris Close, Surbiton, KT6

Approximate Area = 770 sq ft / 71.5 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 857 sq ft / 79.5 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). Produced for Matthew James. REF: 1530059. © nchecom 2026.

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		
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		