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## Manor Crescent, Surbiton, KT5 8LQ

An excellent, spacious three/four double bedroom, three reception room, two bathroom detached house set on a large corner plot, with extensive accommodation, a carriage driveway and a garage. Located on a desirable road within the popular Berrylands area. Surbiton mainline station and high street are within easy reach with Surbiton Tennis Club and popular local schools within walking distance. The many benefits include refurbished rooms with two large principal living rooms, including one with French doors opening to the garden. Plus a separate good size study/4th bedroom. There is also a large kitchen-breakfast room with a door leading to the garden and the garage/utility room. There is a welcoming entrance hallway and a ground floor wc. On the first floor is a master bedroom including a sumptuous new en-suite shower. A large second bedroom and a good-sized third bedroom. There is another bathroom with a bath and shower, plus a separate wc. Extensive eaves storage and loft space. Gas central heating, new boiler 2025. The secluded rear garden stretches around two sides of the property and there is a traditional front garden. A lovely home with the potential to improve and extend (subject to usual consents).

**Guide Price £1,050,000 Freehold**

**EPC Rating: D**

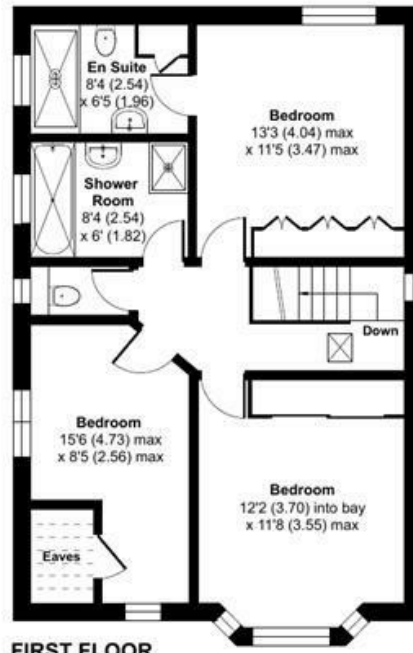
# Manor Crescent, Surbiton, KT5

Approximate Area = 1519 sq ft / 141.1 sq m

Garage = 226 sq ft / 20.9 sq m

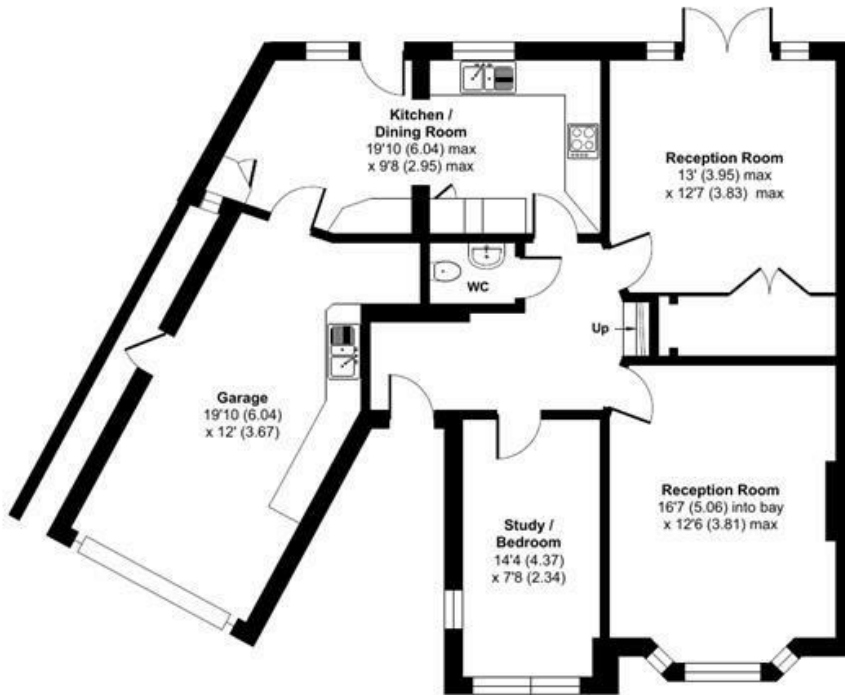
Total = 1745 sq ft / 162.1 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



Garden  
Approximate  
77'11 (23.75)  
x 45'2 (13.76)

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: 1458471

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) <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>81</b>
		<b>58</b>	
<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	