



Matthew James

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Tolworth Road, Surbiton, KT6 7TA

An excellent, spacious three double bedroom semi-detached period house with extensive living space, a large private garden and driveway parking. Located within easy reach of Surbiton mainline station and high street, with local schools and amenities within walking distance. The many benefits include two good-sized reception rooms plus a spacious kitchen dining room which opens onto the garden. There is also a separate utility room and a ground floor wc. On the first floor is a large master bedroom, a double second bedroom and large bathroom with a separate shower. On the second floor is the third double bedroom and eaves storage space. The rear garden stretches back approx. 87 ft, including a patio area, lawn, mature planting and a shed. There is a traditional front garden and driveway parking. Sold with no onward chain.

Guide Price £675,000 Freehold

EPC Rating: E

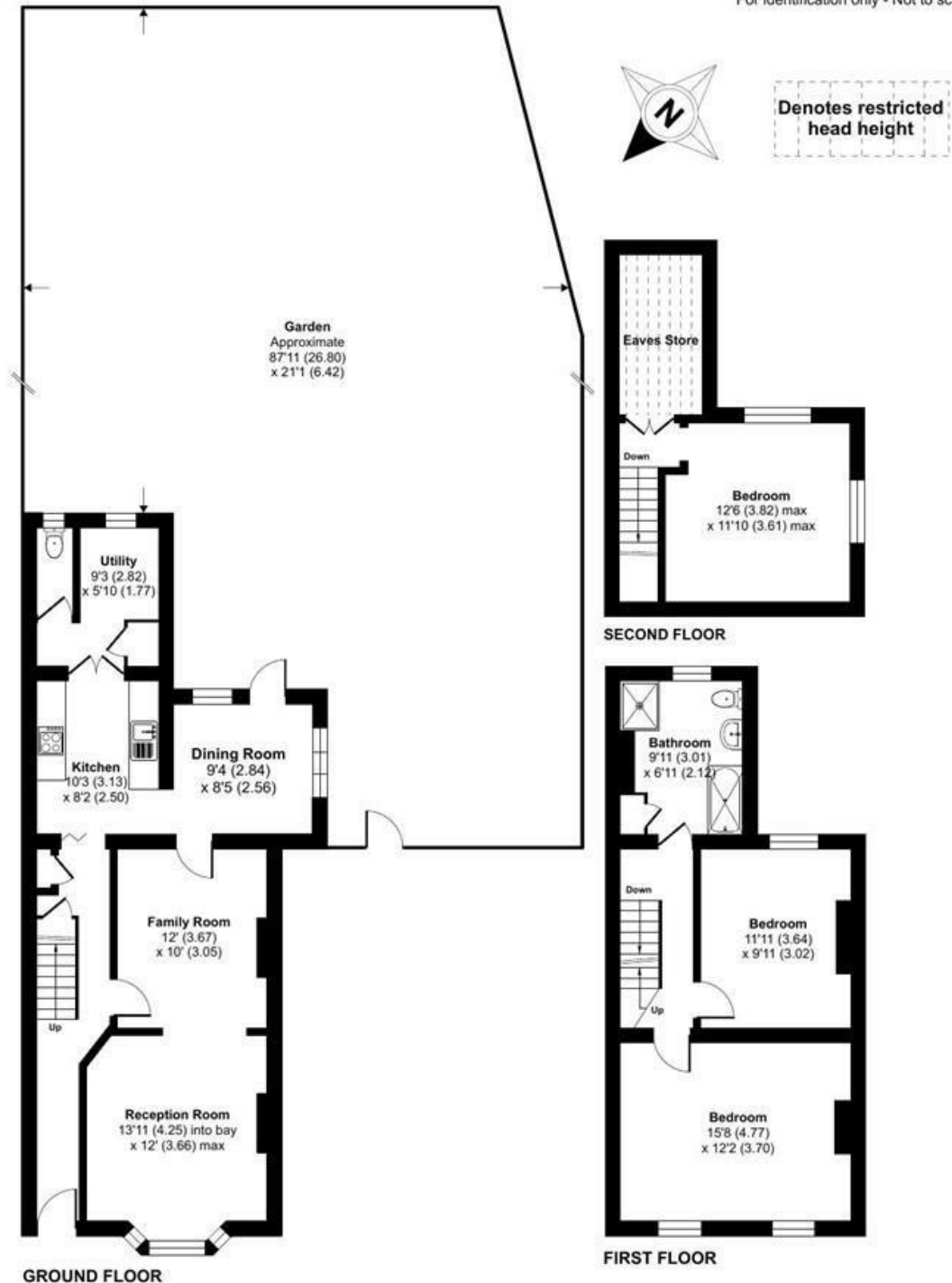
Tolworth Road, Surbiton, KT6

Approximate Area = 1330 sq ft / 123.5 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1392 sq ft / 129.2 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: 1527757.

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		
	49	81
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		