



Matthew James

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Britannia Road, Surbiton, KT5 8RT

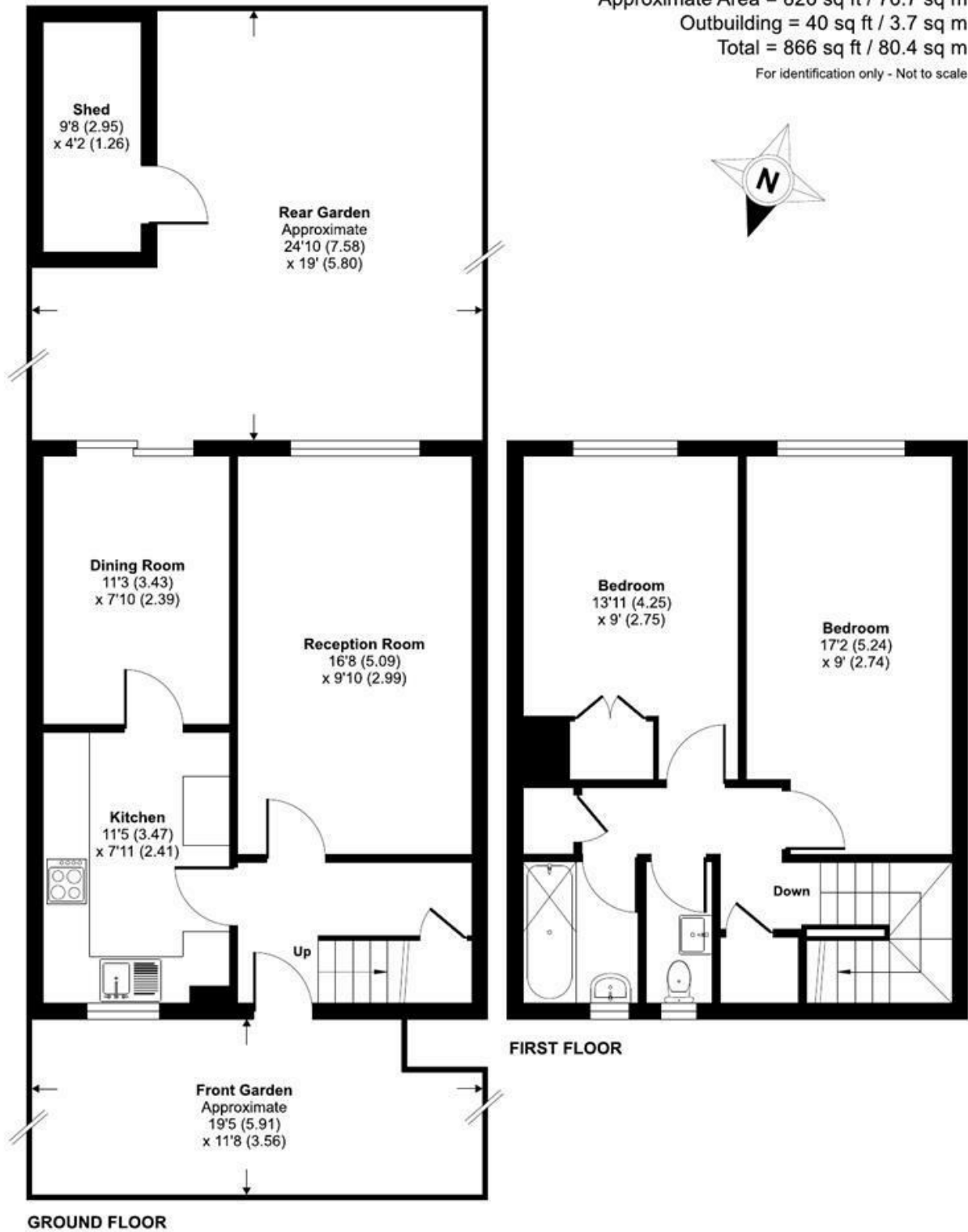
A spacious and well-maintained two-double-bedroom end of terraced house with good living accommodation and a south-facing courtyard garden with a brick-built storage shed. Located within a quiet neighbourhood, walking distance of Surbiton mainline station and high street. The many benefits include a large living room and a good sized separate fitted kitchen with appliances. The kitchen leads to the dining room, which in turn has sliding doors opening onto the garden. On the first floor there is a large master bedroom, a second double bedroom with fitted wardrobes. The modern white bathroom has a shower over-bath shower and there is a separate wc. Gas central heating and double glazing. There is a sunny, well-maintained courtyard garden and a traditional front garden. Council tax band D. An excellent freehold house sold with no onward chain.

Guide Price £450,000 Freehold

EPC Rating: C

Britannia Road, Surbiton, KT5

Approximate Area = 826 sq ft / 76.7 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 866 sq ft / 80.4 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: 1320005

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		