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## Gladstone Road, Surbiton, KT6 5DD

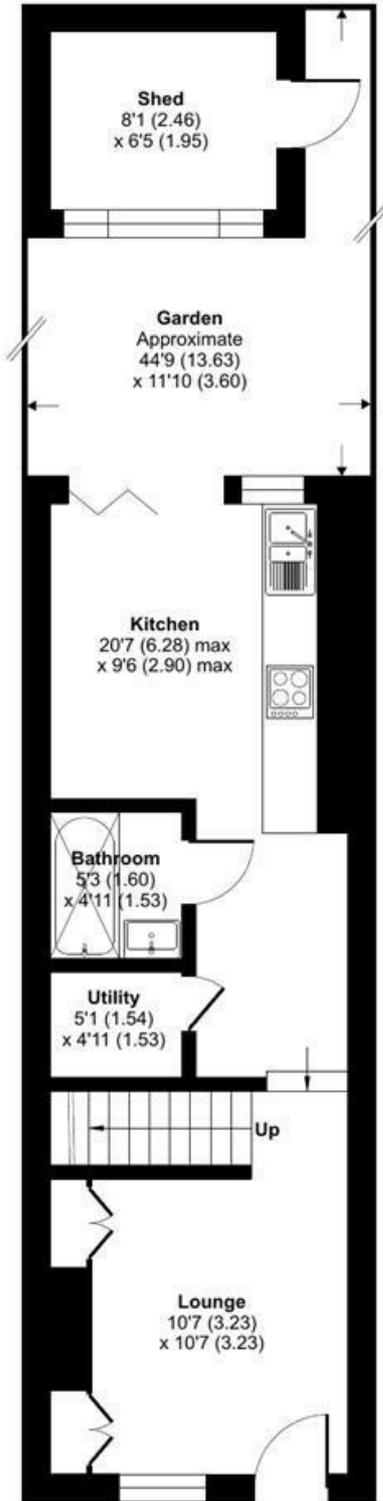
A well-presented two double bedroom, two reception room, period cottage with a large secluded private garden and a new ground floor bathroom. Located within easy reach of Surbiton mainline station and high street with local shops and amenities moments away. The many benefits include a good size sitting room with a solid fuel stove and alcove joinery. There is a separate kitchen dining room with bi-fold doors opening onto the garden. The sleek contemporary kitchen includes integral appliances. There is also a large utility cupboard with plumbing for a washing machine. The stylish modern ground floor bathroom includes a shower over the bath. On the first floor there is a good size main bedroom and a double second bedroom, both with a storage cupboard. Gas central heating and modern double glazing. To the rear is a large, well-maintained secluded garden stretching back over 40 feet. Council tax band D. A lovely home.

**Guide Price £465,000 Freehold**

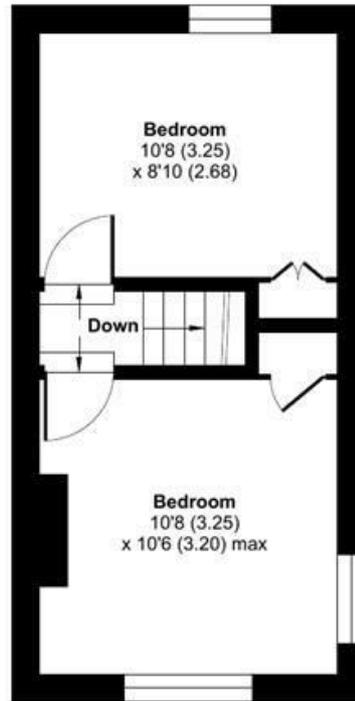
**EPC Rating: C**

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Approximate Area = 600 sq ft / 55.7 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 Total = 652 sq ft / 60.5 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



**FIRST 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: 1414940

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			
		69	79
<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	