



Matthew James

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The Byeways, Surbiton, KT5 8HT

An excellent four-bedroom semi-detached house with extensive accommodation, spacious rooms, a large private garden, driveway parking and an integral garage. Located on a highly desirable road within the Berrylands area. Berrylands station, the popular tennis club and local schools are within walking distance. The many benefits include a large connecting lounge and dining room with sliding doors opening onto the garden. There is a separate traditional kitchen breakfast room with solid oak units, integral appliances and a door to the garden. The welcoming entrance hallway includes fitted storage. On the first floor are 3 large double bedrooms, a large family bathroom and an additional wc. The spacious top floor loft bedroom was converted circa 1990 and offers the potential for further extension. There is a large, well-maintained southerly facing garden at the rear. Driveway parking leading to the garage at the front. A lovely home sold with no onward chain.

Guide Price £975,000 Freehold

EPC Rating: E

Approximate Area = 1637 sq ft / 152 sq m
 Limited Use Area(s) = 144 sq ft / 13.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1917 sq ft / 177.9 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1487029 © n1che.com 2026.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		49	74
<i>Not energy efficient - higher running costs</i>			
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			