



Matthew James

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Ronelean Road, Surbiton, KT6 7LL

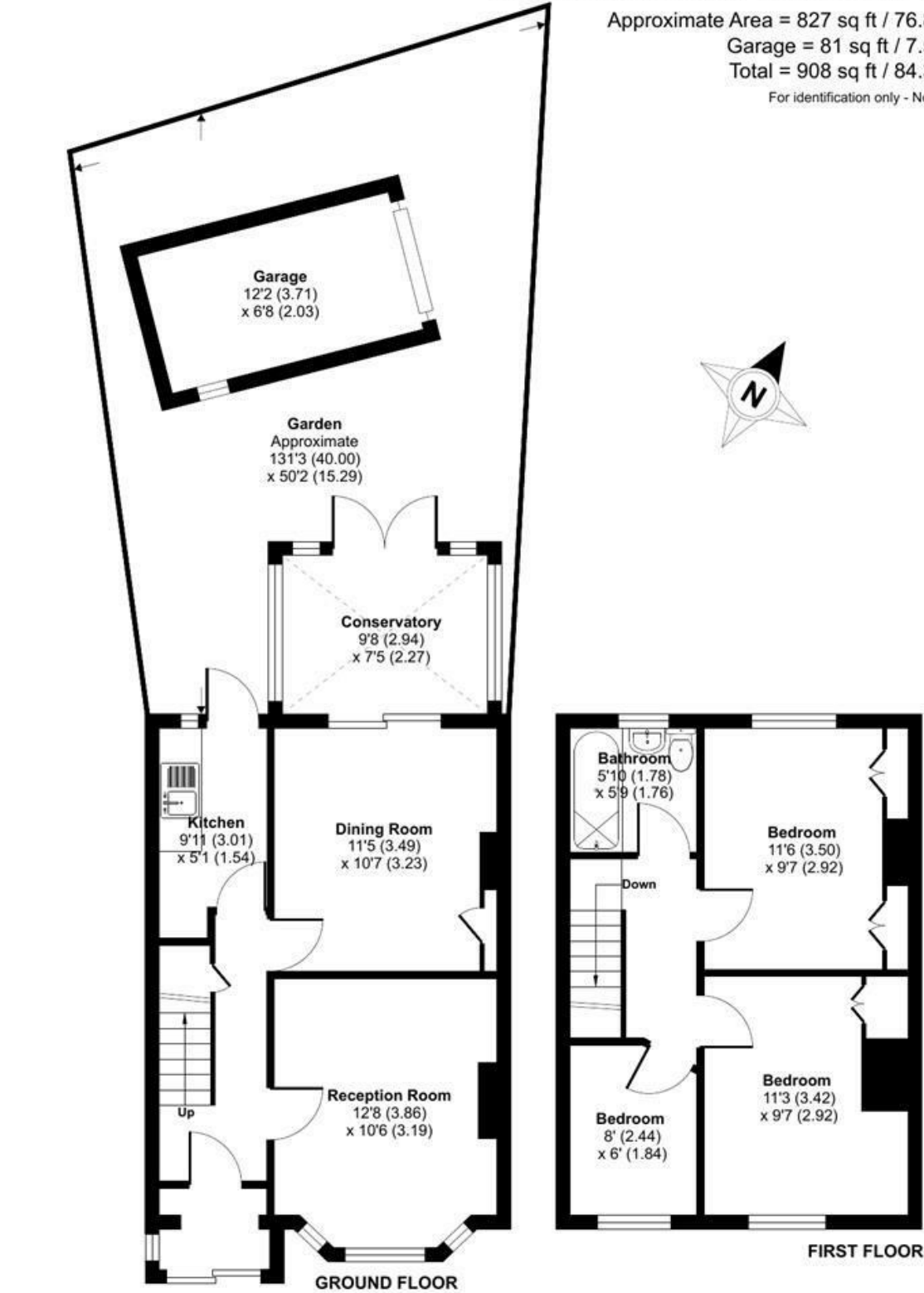
An excellent three bedroom, two reception terraced house with a conservatory and a very large private garden. The property would benefit from updating and extending subject to usual consents. Located within easy reach of Tolworth Broadway and Railway Station. The many benefits include two good-size living rooms. The front has a bay window and a fireplace. The rear dining room opens onto the conservatory, which in turn leads onto the garden. There is a separate kitchen also with a door opening to the garden. On the first floor there are two double bedrooms and a good-size single bedroom. There is also a white fitted bathroom suite. The rear garden stretches to approx. 130ft by 50ft. Council band D. Sold with no onward chain.

Guide Price £500,000 Freehold

EPC Rating: D

Ronelean Road, Surbiton, KT6

Approximate Area = 827 sq ft / 76.8 sq m
Garage = 81 sq ft / 7.5 sq m
Total = 908 sq ft / 84.3 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 2025. Produced for Matthew James. REF: 1248578

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	