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Vale Road South, Surbiton, KT6 5AQ

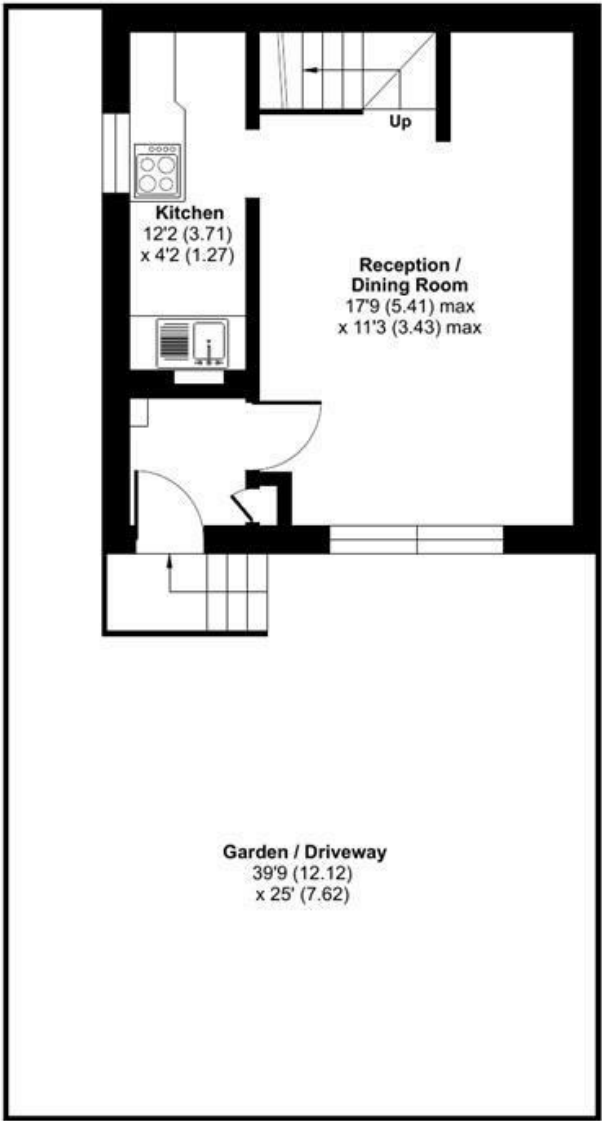
A well-presented modern two-bedroom end of terrace house with driveway parking and a garden to the front and side of the property. Located within easy reach of Surbiton mainline station and high street with local shops and amenities within a short walk. The many benefits include a good-sized living room with sitting and dining space, plus a coordinated part open-plan fitted kitchen. There is also a separate welcoming entrance lobby. On the first floor is a large main bedroom plus a good-sized second bedroom and a modern white and stone bathroom with a shower over the bath. Electric heating and double glazing. There is driveway parking and a garden to the front and side of the property. A lovely first home.

Guide Price £365,000 Freehold

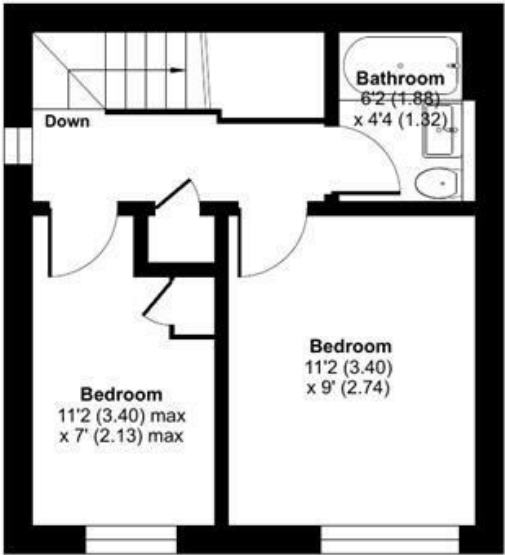
EPC Rating: D

Vale Road South, Surbiton, KT6

Approximate Area = 564 sq ft / 52.3 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: 1484140

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		94
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		