



Matthew James

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Browns Road, Surbiton, KT5 8ST

An outstanding 2/3 bedroom end of terrace period house with generous accommodation and a private, sunny landscaped garden. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include a snug sitting room with a fireplace and bespoke alcove joinery. There is a large separate dining-living room with French doors to the garden and a partial open-plan, sleek contemporary kitchen including integral appliances and stone surfaces. A third reception room offers flexibility as a study/family room/bedroom and there is a modern white shower room. On the first floor, a large main bedroom with room for wardrobes and a double second bedroom. The modern white bathroom suite includes a shower above the bath. Gas central heating and double glazing. To the rear is a very sunny, private landscaped garden with mature planting, sitting area and a shed. Council tax band E. A lovely home.

Guide Price £760,000 Freehold

EPC Rating: D

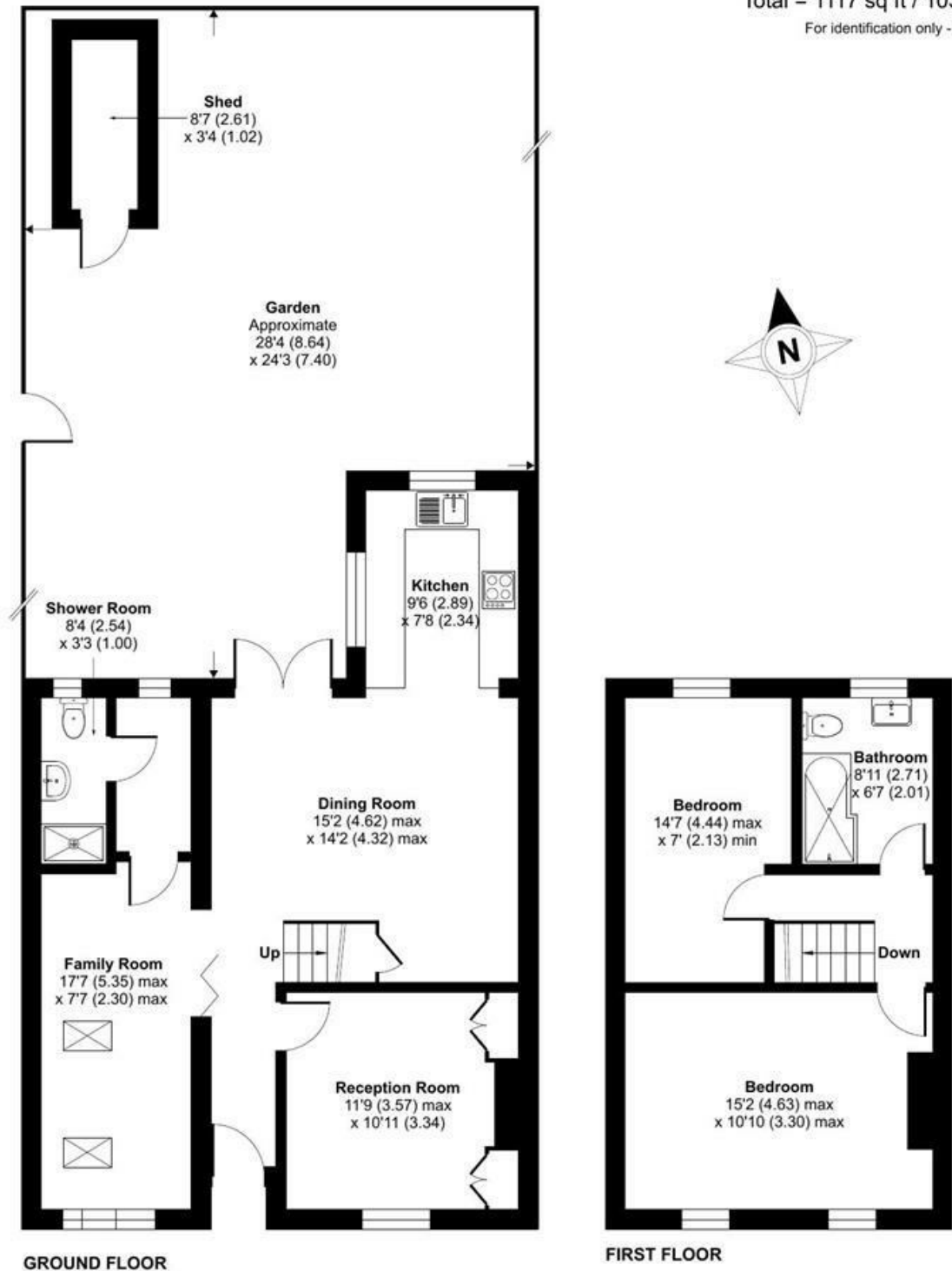
Browns Road, Surbiton, KT5

Approximate Area = 1088 sq ft / 101 sq m

Outbuilding = 29 sq ft / 2.6 sq m

Total = 1117 sq ft / 103.7 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 2026. Produced for Matthew James. REF: 1521334

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	