



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Westfield Road, Surbiton, KT6 4EL

An outstanding 3/4 bedroom period home set over three floors with extensive accommodation and a wealth of character features. Located within the heart of Surbiton on a desirable 'river road' with the mainline station, high street, local schools and the Thames a few minutes walk away. The many benefits include a spacious living room with sitting and dining space and bi-folding doors opening onto the garden. There is a good-sized second reception room at the front of the property. A modern fitted kitchen breakfast room set in the middle of the home with shaker-style units and integral appliances. There is also a modern ground floor shower room. On the lower ground floor is a bedroom/family room with a separate external entrance and fitted storage. On the first floor is a large master bedroom with fitted wardrobes, a good-sized second bedroom leading onto a third bedroom. Also, a stylish family bathroom with a shower over the bath. There is a secluded courtyard garden to the rear with decking and mature planting. Council tax band F. A lovely home in central Surbiton.

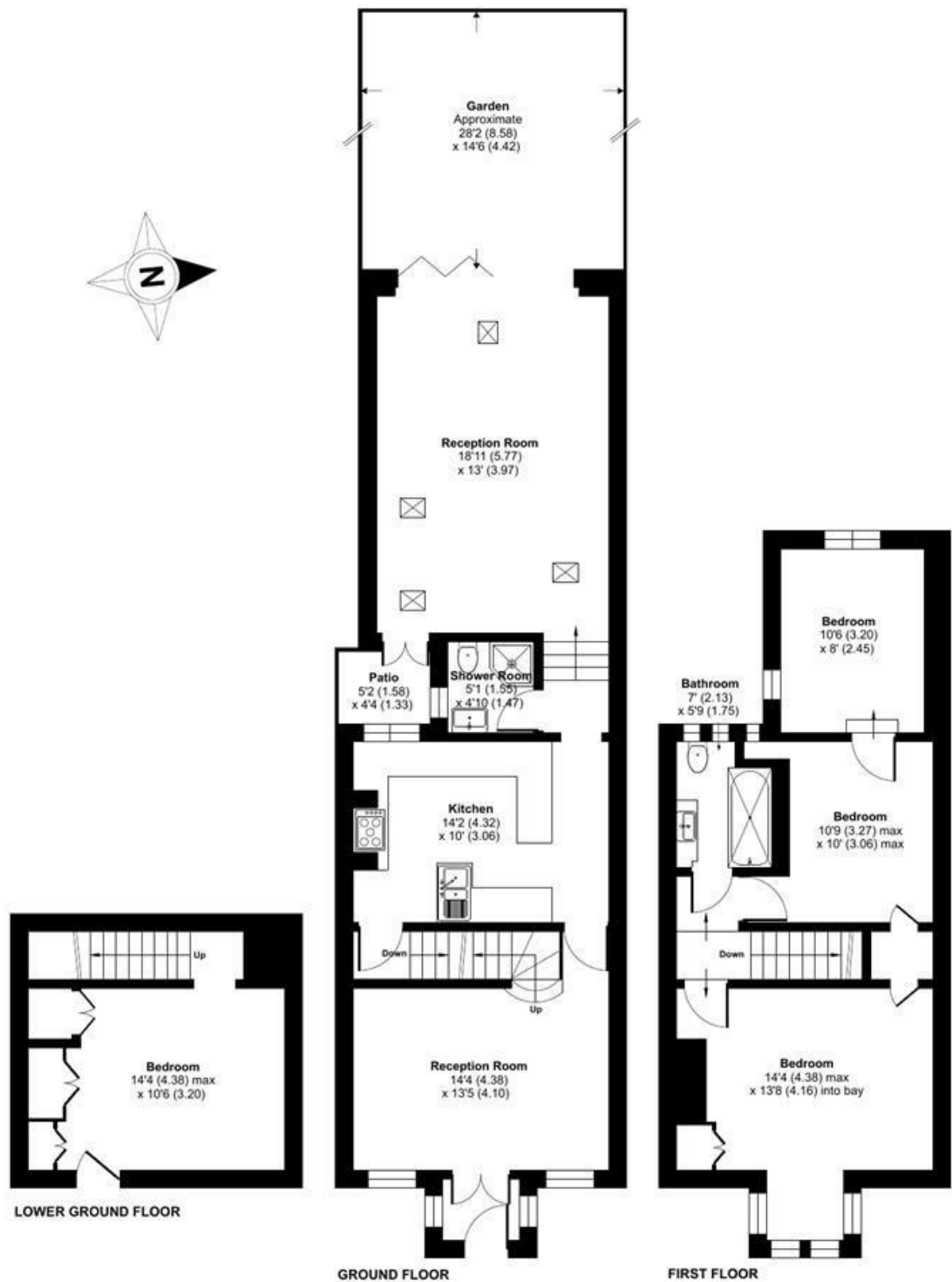
Guide Price £985,000 Freehold

EPC Rating: D

Westfield Road, Surbiton, KT6

Approximate Area = 1316 sq ft / 122.1 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). © n°checom 2026. Produced for Matthew James. REF: 1486765

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	