



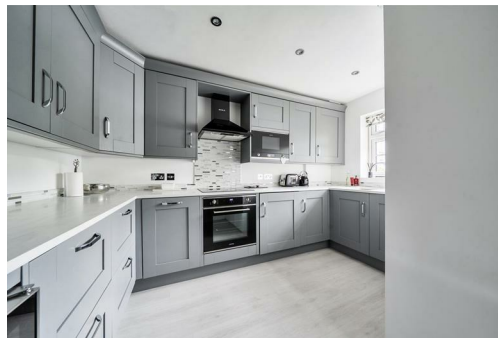
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## St. Andrews Road, Surbiton, KT6 4DS

An outstanding, light, well-presented three-bedroom, two-bathroom terraced house with a private south-west-facing garden and a garage. Located within the heart of Surbiton, only moments' walk from the mainline station and high street. The many benefits include a large living room with ample sitting and dining space which opens onto the garden. There is a separate contemporary shaker-style kitchen with integral appliances and stone surfaces. The welcoming entrance hallway includes a wc. On the first floor is a master bedroom with fitted wardrobes and another double bedroom. There is also a modern white bathroom with a shower over the bath. On the top floor is another double bedroom with fitted wardrobes and a sleek, sumptuous en-suite shower room. Modern double glazing and gas central heating. To the rear is a landscaped south-west facing garden with pedestrian access and a garage with power and a new roof. A lovely home in central Surbiton.

**Guide Price £795,000 Freehold**

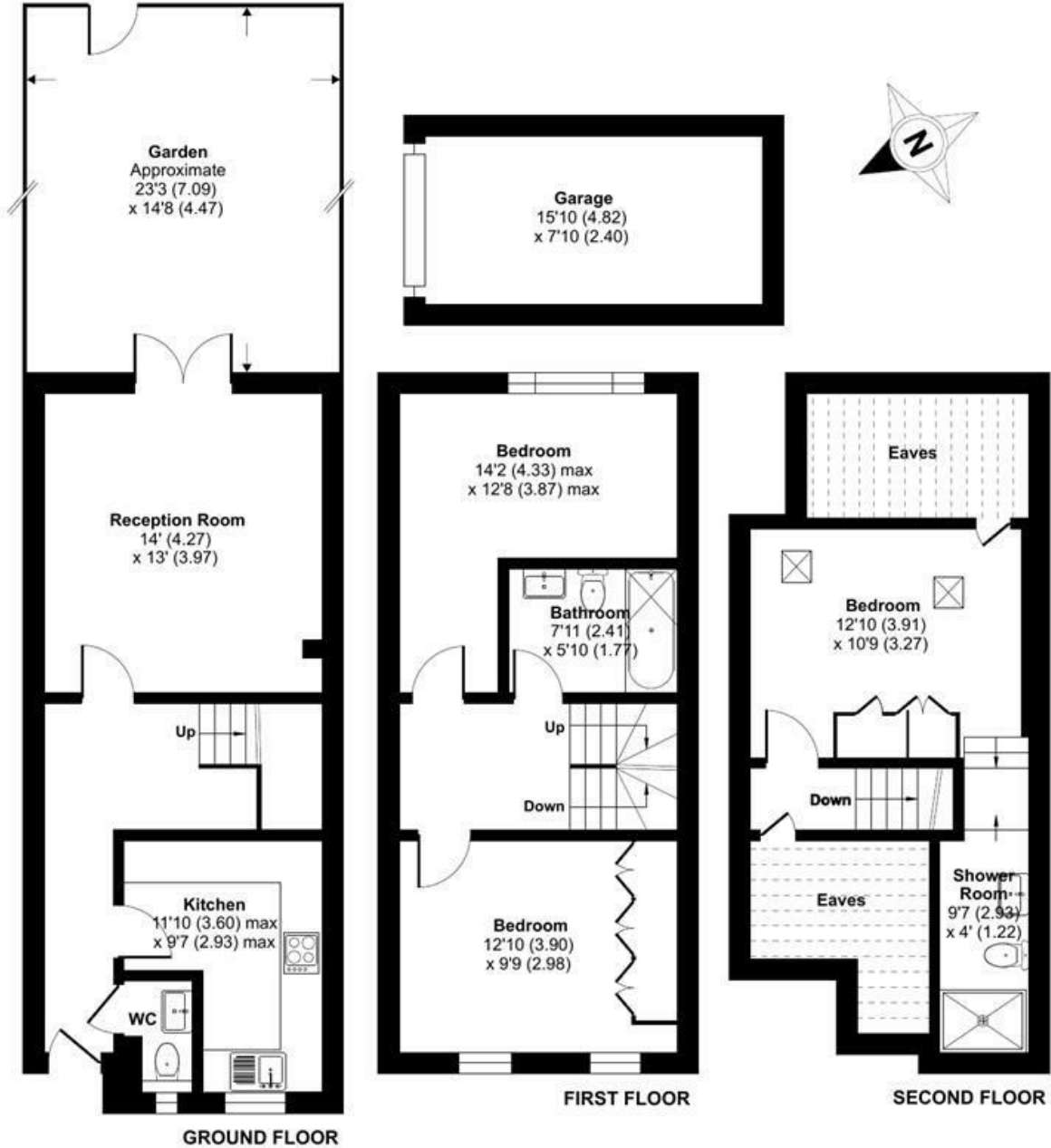
**EPC Rating: C**

# St. Andrew's Road, Surbiton, KT6

Approximate Area = 1044 sq ft / 96.9 sq m  
 Limited Use Area(s) = 136 sq ft / 12.6 sq m  
 Outbuilding = 125 sq ft / 11.6 sq m  
 Total = 1305 sq ft / 121.1 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1459552

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/fittings 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		