



Matthew James

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Hamilton Avenue, Surbiton, KT6 7QA

An excellent three-bedroom, two-bathroom semi-detached family home with extensive living accommodation. Located within walking distance of Tolworth station and Broadway, with many shops and amenities close by. The benefits include a large double-length reception room with a bay window at the front and French doors leading to the conservatory at the back. There is a large kitchen-dining room with an extensive fitted kitchen, a separate utility room and a ground floor shower room /wc. The conservatory opens onto the garden. There is a welcoming entrance hallway and a ground floor study/4th bedroom with storage. On the first floor, two large double bedrooms with fitted wardrobes and a good size third bedroom. The family bathroom includes a shower over the bath. Gas central heating and double glazing. There is a private garden to the rear with three storage sheds and driveway parking at the front. A lovely home sold with no onward chain.

Guide Price £735,000 Freehold

EPC Rating: D

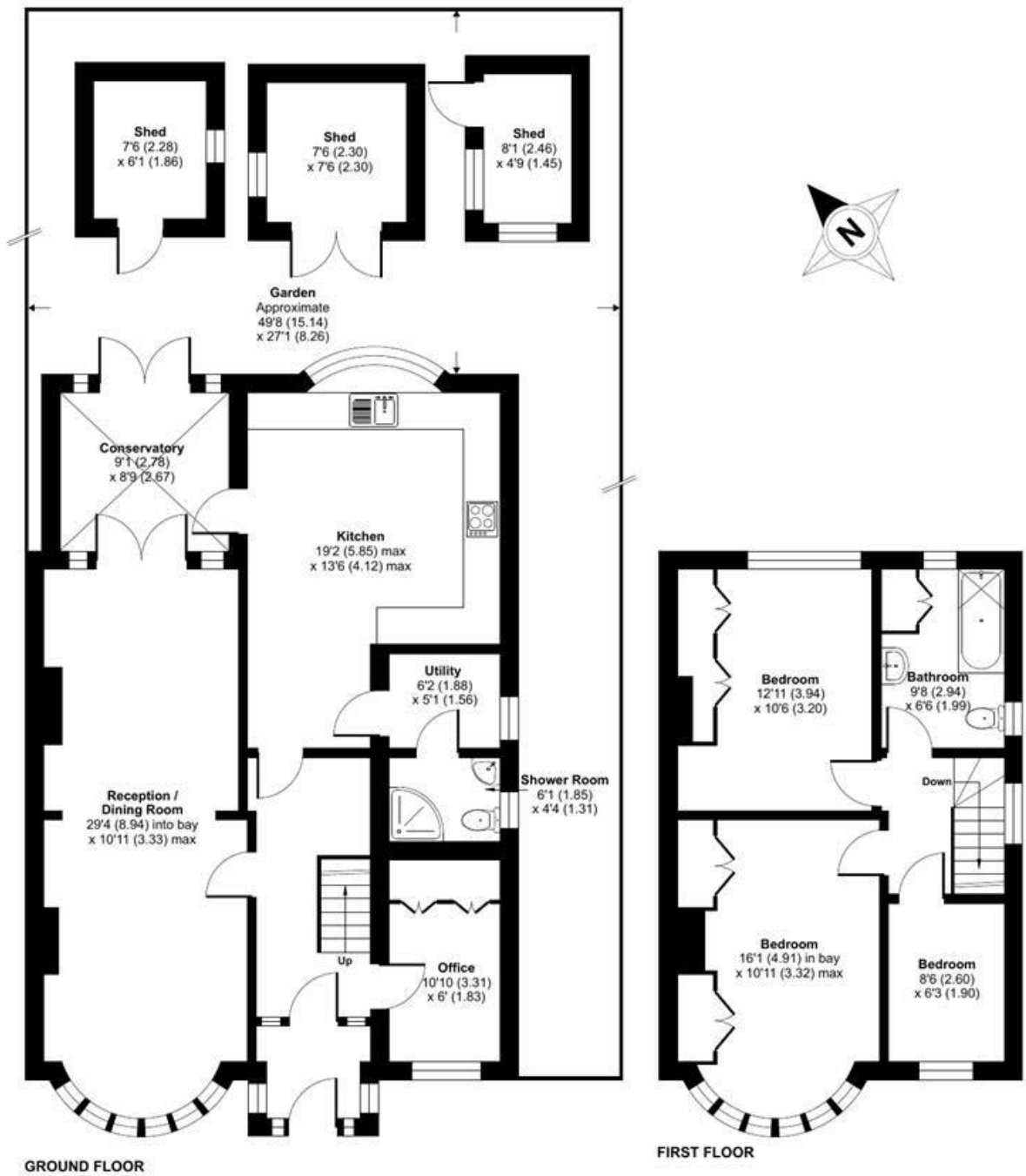
Hamilton Avenue, Surbiton, KT6

Approximate Area = 1409 sq ft / 130.9 sq m

Outbuildings = 141 sq ft / 13 sq m

Total = 1550 sq ft / 143.9 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: 1374483

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	