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Kings Drive, Surbiton, KT5 8NH

An outstanding, spacious three bedroom, two reception room traditional semi-detached house with an extensive private garden, driveway and garage. Located on a desirable road within the Berrylands area. Surbiton mainline station and high street are within easy reach, with highly regarded schools and Berrylands station within walking distance. The many benefits include two original large reception rooms with a bay window and fireplace at the front. The rear reception room has French doors leading to the garden and a cosy solid fuel stove. There is a separate shaker-style fitted kitchen with a stone butler's sink, oak surfaces and a large walk-in pantry. On the first floor are two spacious double bedrooms and a good size single bedroom. The well-appointed bathroom includes a separate walk-in shower. There is a large private well-maintained garden stretching back approx. 108ft with a sizeable garden room, greenhouse and shed. To the side of the property is an outside wc, and boiler room. There is also a garage and a driveway plus a traditional front garden. Council tax band F. A lovely home.

Guide Price £900,000 Freehold

EPC Rating: D

Kings Drive, Surbiton, KT5

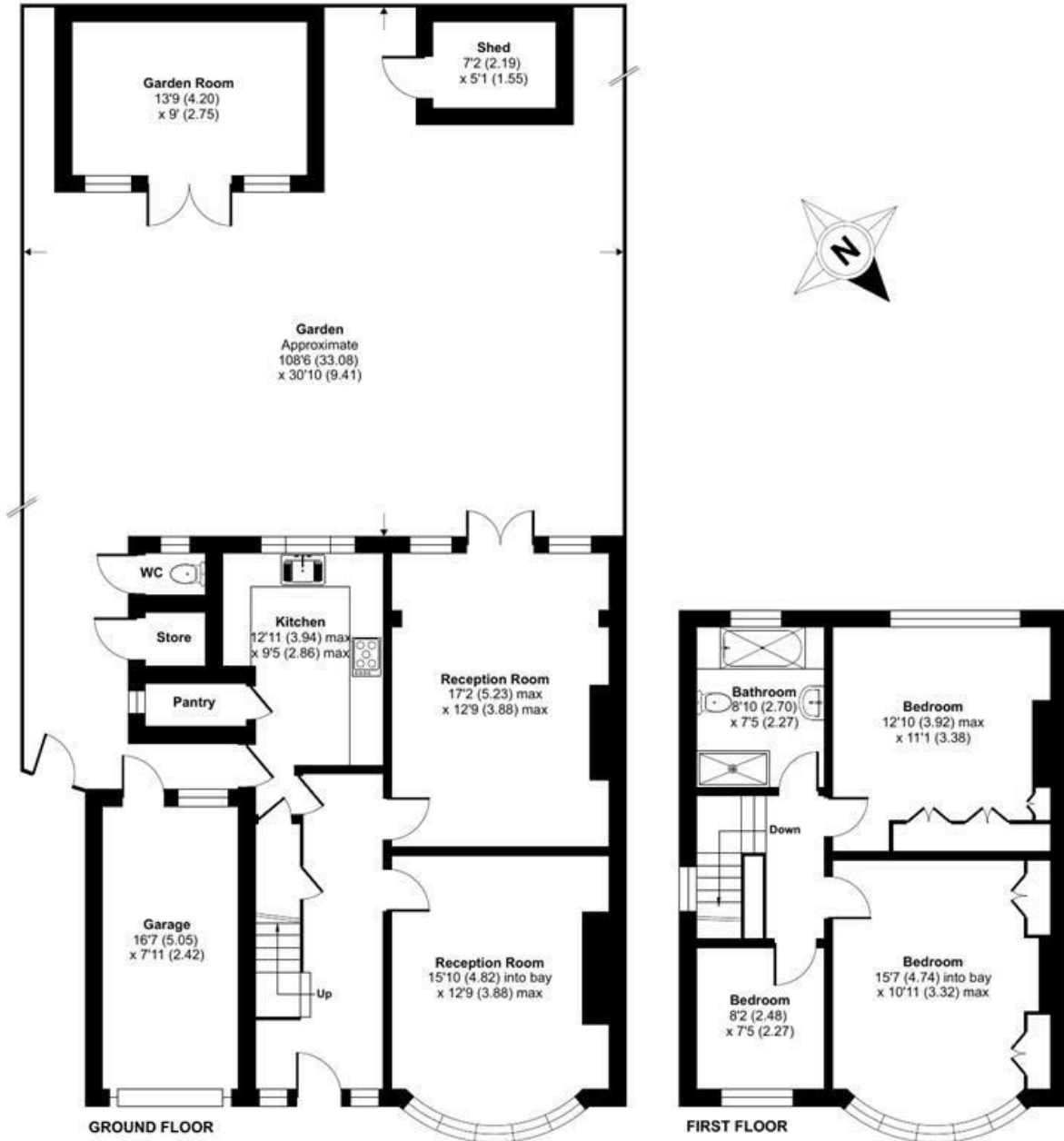
Approximate Area = 1271 sq ft / 118 sq m

Garage = 132 sq ft / 12.2 sq m

Outbuildings = 181 sq ft / 16.8 sq m

Total = 1584 sq ft / 147 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: 1439215

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			
		59	74
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	