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## Rectory Lane, Surbiton, KT6 5HS

A good size two-bedroom, two-reception room semi-detached period home with a large garden. The property is in need of extensive refurbishment and would benefit from extending (subject to usual consents). Located within the highly desirable Long Ditton area, Surbiton mainline station is within easy reach with local shops and amenities minutes away. The many benefits include an original sitting room with a bay window at the front of the house. There is also a dining room and kitchen breakfast room which opens onto the garden and a ground floor wc. On the first floor, there are two large double bedrooms and a spacious bathroom. There is a large private secluded garden at the back and a traditional front garden. Council Tax Band D. Sold with no onward chain.

**Guide Price £565,000 Freehold**

**EPC Rating: G**

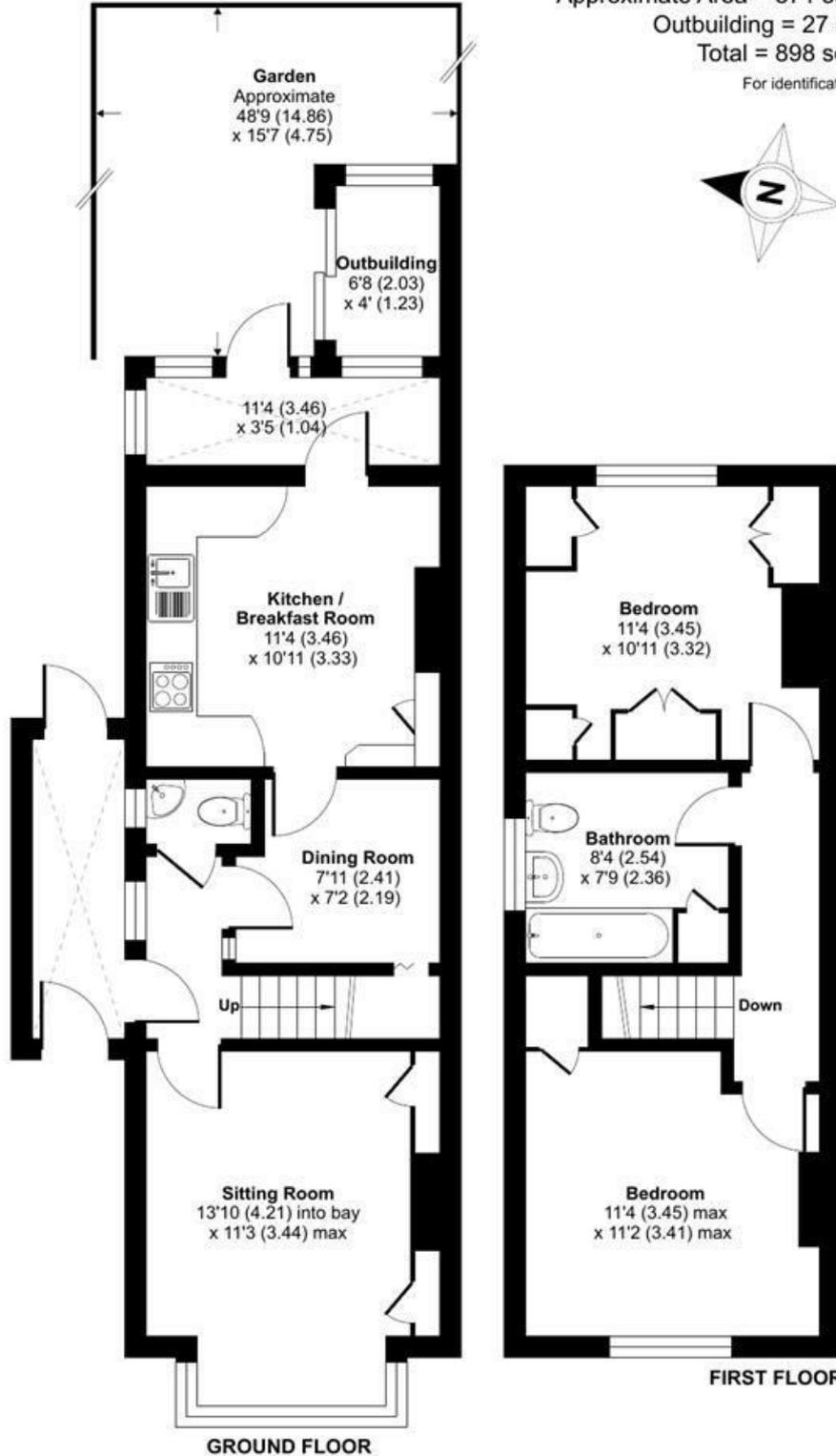
# Rectory Lane, Long Ditton, Surbiton, KT6

Approximate Area = 871 sq ft / 80.9 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 898 sq ft / 83.4 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: 1337072

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>76</b>
		<b>6</b>	
<b>England &amp; Wales</b>		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	