



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



Chiltern Drive, Surbiton, KT5 8LW

An excellent, spacious three bedroom, two reception room semi-detached house with a large private garden, a driveway and garage. The property offers the potential to extend and update subject to usual consents. Located on a desirable road within the Berrylands area. Surbiton mainline station and high street are within easy reach. The many benefits include a sitting room with a bay window and a fireplace. There is a separate dining room which opens onto a conservatory, in turn, opening onto the garden. And a separate fitted kitchen and breakfast room. On the first floor are two large double bedrooms and a good-sized third bedroom. There is a bathroom with a shower over the bath and a separate wc. To the rear is a well-maintained, extensive garden stretching back approx. 120 feet, including storage sheds and a green house. There is a traditional front garden and a driveway leading to the garage. Council tax band E. A lovely home with potential.

Guide Price £785,000 Freehold

EPC Rating: D

Chiltern Drive, Surbiton, KT5

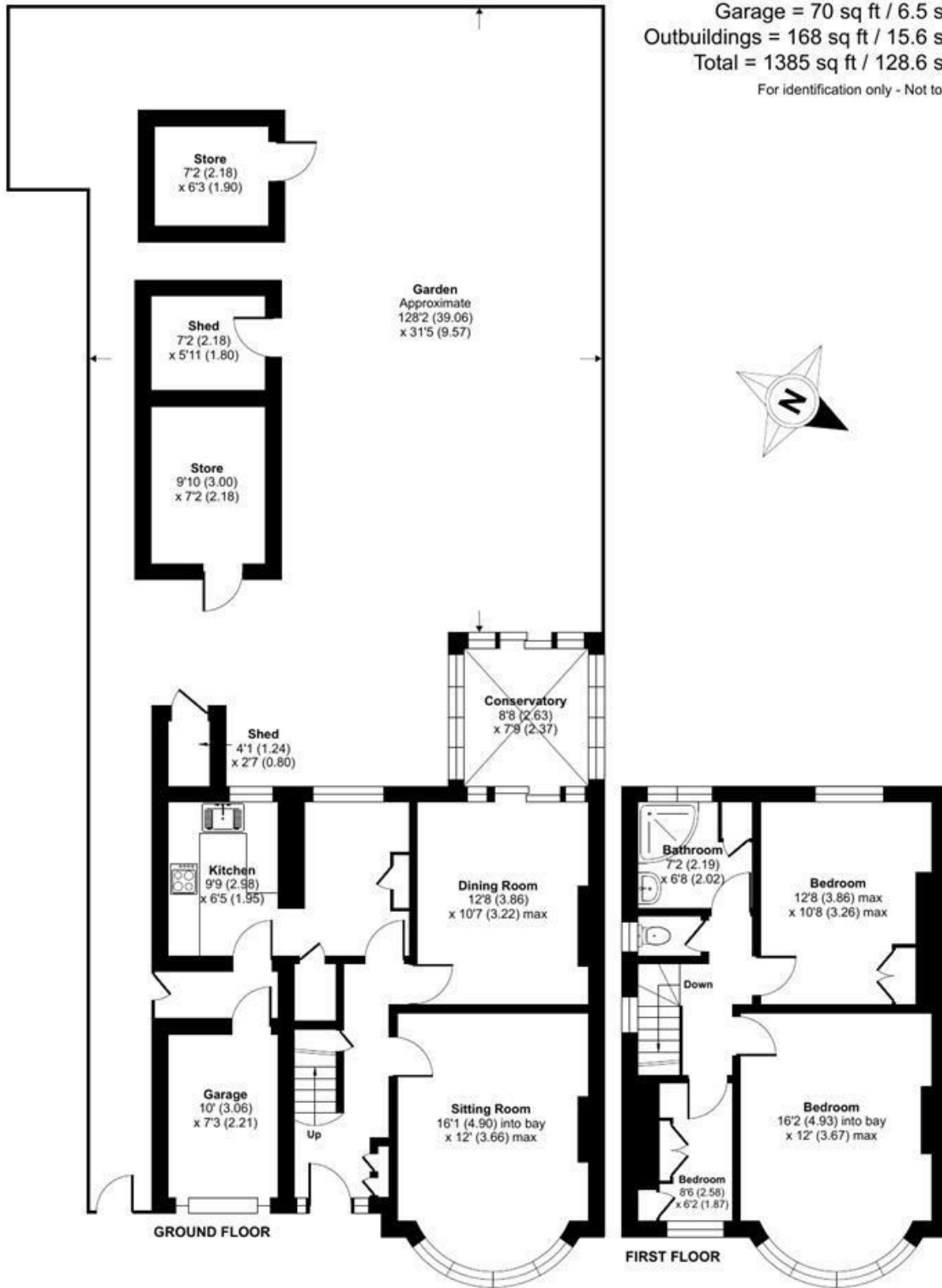
Approximate Area = 1147 sq ft / 106.5 sq m

Garage = 70 sq ft / 6.5 sq m

Outbuildings = 168 sq ft / 15.6 sq m

Total = 1385 sq ft / 128.6 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: 1434300

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			
		65	79
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	