



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



Cleaveland Road, Surbiton, KT6 4AJ

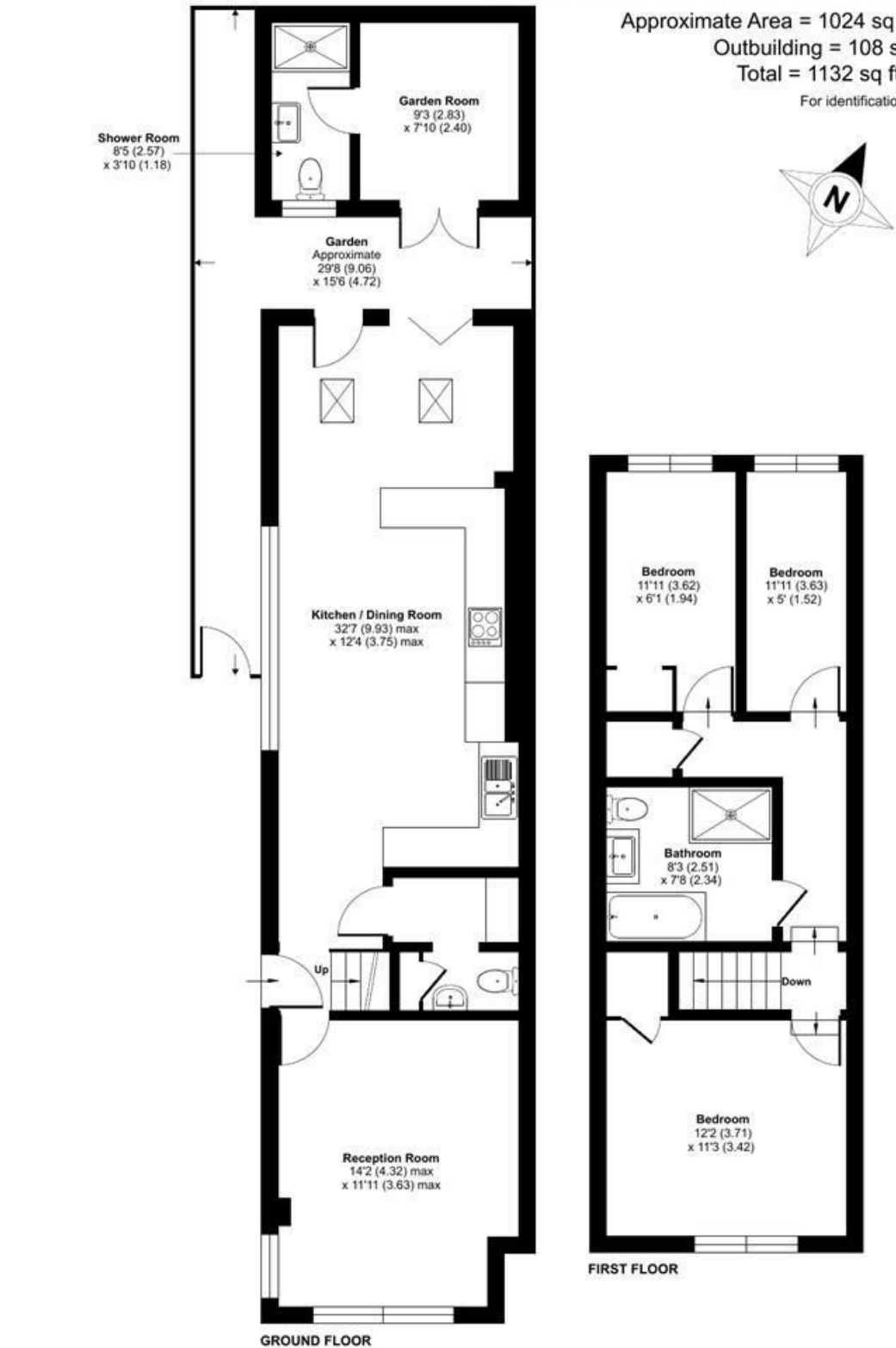
An outstanding three-bedroom, two-bathroom period house, with extensive contemporary living accommodation. Located on one of Surbiton's highly desirable river roads, within minutes' walk of the mainline station, high street and the Thames. The many benefits include a stunning open-plan kitchen-dining-living room with bi-folding doors opening onto the garden. The room includes an island breakfast bar, high gloss units, integral appliances and oak surfaces. A homely separate front sitting room. Ground floor wc. On the first floor a large master bedroom with fitted wardrobes, plus two further good-size bedrooms, a sumptuous white and stone family bathroom with a luxurious oval bath and a separate shower. To the rear is a modern, low-maintenance, landscaped garden and a recently built garden office with power, light, internet connection and an en-suite shower room. Driveway parking. Council tax band E and on-street permit parking available.

Guide Price £950,000 Freehold

EPC Rating: C

Cleaveland Road, Surbiton, KT6

Approximate Area = 1024 sq ft / 95.1 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1132 sq ft / 105.1 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). © n°checon 2025. Produced for Matthew James. REF: 1363849

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		
	70	81
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		