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The Byeways, Surbiton, KT5 8HT

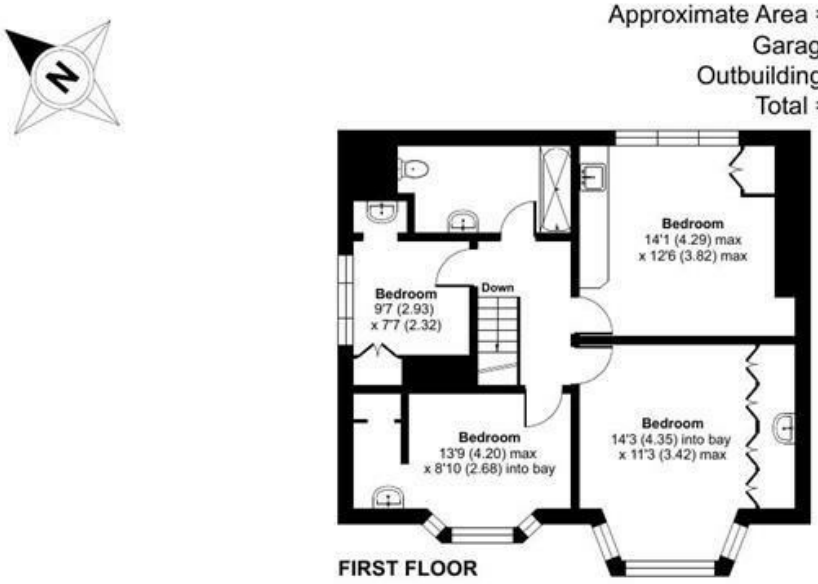
An outstanding, spacious four-bedroom, two-bathroom family home with extensive living accommodation including three reception rooms and a kitchen breakfast room. Located within the desirable Berrylands area, within easy reach of Surbiton mainline station and high street with Surbiton Tennis Club, popular schools and Berrylands station within walking distance. The many benefits include a very large sitting room with sliding doors opening onto the garden. There is also a separate good-sized dining room and a study. The traditional style fitted kitchen-breakfast room includes banquette seating, integral appliances and a separate utility room. A ground floor bathroom is located off the welcoming entrance hallway. On the first floor is a large master bedroom with fitted wardrobes plus three further good-sized bedrooms and a family bathroom. To the rear is a large, private mature garden with a stone terrace, covered seating area and garden store. To the front is a traditional garden and driveway parking leading to a 27ft long garage. A lovely family home sold with no chain.

Guide Price £885,000 Freehold

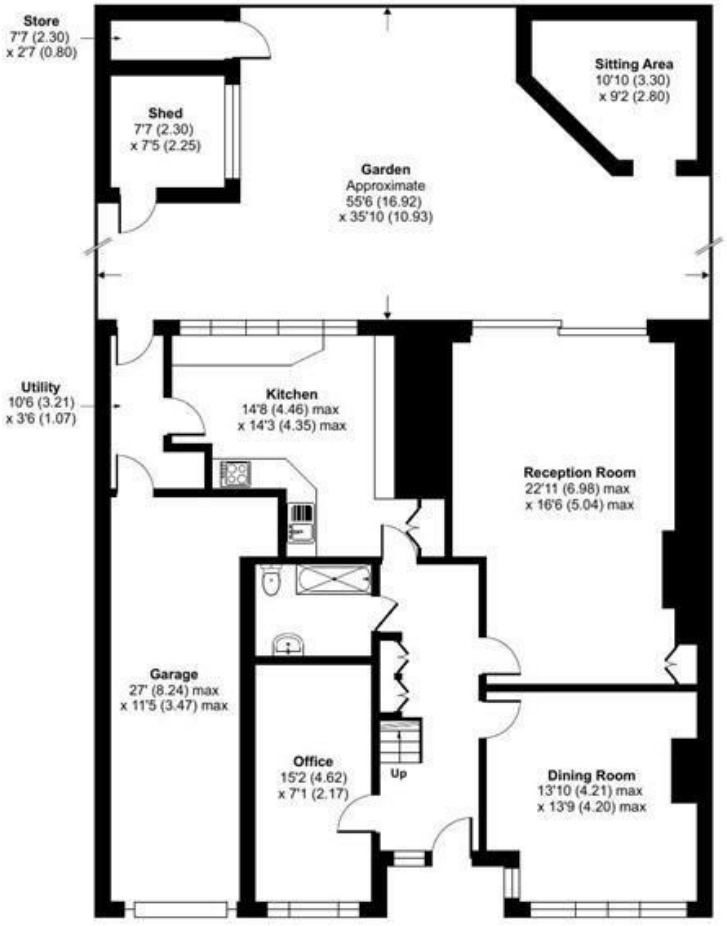
EPC Rating: E

The Byeways, Surbiton, KT5

Approximate Area = 1825 sq ft / 169.5 sq m
Garage = 236 sq ft / 21.9 sq m
Outbuildings = 160 sq ft / 14.8 sq m
Total = 2221 sq ft / 206.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Matthew James. REF: 1502200

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.

