



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



## Alexandra Drive, Surbiton, KT5 9AF

An excellent three-bedroom, and loft, two-reception room family home with an exceptionally large mature private garden and driveway with a garage towards the rear. There is scope for updating and extending the Property (subject to the usual consent). Located within easy reach of Surbiton mainline station and high street and with local shops and amenities on the 'doorstep' including a regular bus service into Surbiton and Kingston and easy access to the A3. The many benefits include a lovely front living room with a bay window. There is a coordinated rear living room with French doors opening onto the garden. There is also a fitted kitchen with a door to the garden and a welcoming entrance hallway. On the first floor are two large double bedrooms plus a further good size bedroom. There is a white bathroom suite with a bath, basin and separate shower. Plus a separate WC off the landing. There is a further WC and hand basin on the ground floor. The loft was converted some years ago and could be used as an additional bedroom or an office. The property has gas central heating and double glazing. The private rear garden stretches back approx. 136 feet. There is a traditional front garden with a driveway and gate allowing access to the side and rear of the property. Council tax band F. A lovely family home with excellent potential.

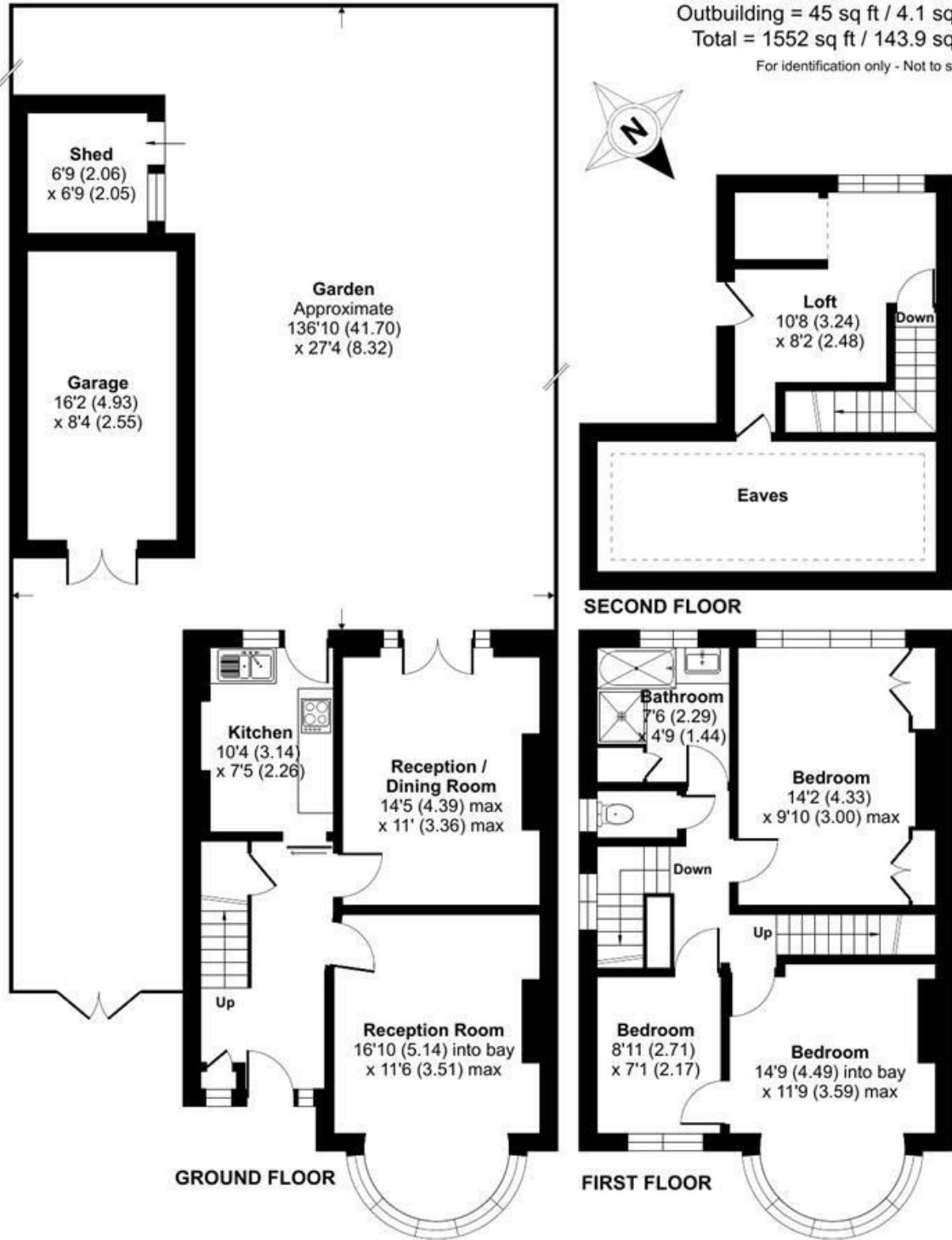
**Guide Price £825,000 Freehold**

**EPC Rating: C**

# Alexandra Drive, Surbiton, KT5

Approximate Area = 1227 sq ft / 113.9 sq m  
 Limited Use Area(s) = 145 sq ft / 13.4 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Outbuilding = 45 sq ft / 4.1 sq m  
 Total = 1552 sq ft / 143.9 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Matthew James. REF: 1423587

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			
		73	81
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	