



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



Smith Street, Surbiton, KT5 8SW

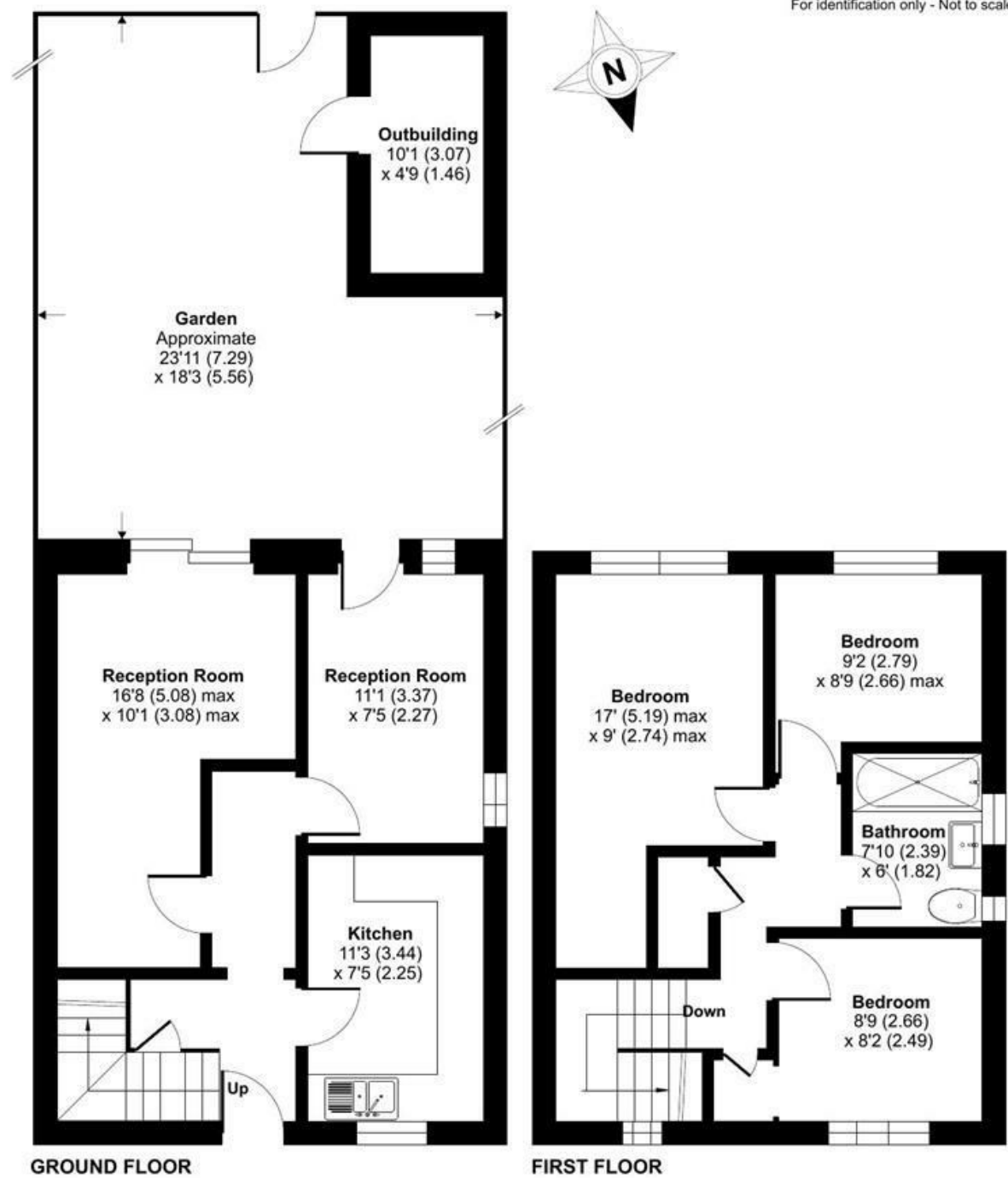
A spacious three-bedroom end-of-terraced house with good living accommodation and a private south-facing garden. Located on a footpath within a quiet neighbourhood, walking distance from Surbiton mainline station and high street. The many benefits include two reception rooms which could be opened up to create one large living space opening to the garden. Plus a separate, good-sized modern fitted kitchen with appliances. On the first floor the main bedroom includes a walk in wardrobe and there are two further good-sized bedrooms plus a modern white bathroom suite with a shower over the bath. The welcoming entrance hall includes storage and there is a storage cupboard on the landing. Gas central heating and double glazing. The south-facing rear garden has a brick-built storage shed and pedestrian access. Council tax band D. An excellent freehold house sold with no onward chain.

Guide Price £499,950 Freehold

EPC Rating:

Smith Street, Surbiton, KT5

Approximate Area = 836 sq ft / 77.6 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 884 sq ft / 82 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 2026. Produced for Matthew James. REF: 1522850

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		
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		