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Manor Crescent, Surbiton, KT5 8LQ

An excellent, spacious three double bedroom, three reception room, two bathroom detached house set on a large corner plot, with extensive accommodation, a carriage driveway and a garage. Located on a desirable road within the popular Berrylands area. Surbiton mainline station and high street are within easy reach with Surbiton Tennis Club and popular local schools within walking distance. The many benefits include refurbished rooms with two large principal living rooms, including one with French doors opening to the garden. Plus a separate good size study. There is also a large kitchen-breakfast room with a door leading to the garden and the garage/utility room. There is a welcoming entrance hallway and a ground floor wc. On the first floor is a master bedroom including a sumptuous new en-suite shower. A large second bedroom and a good-sized third bedroom. There is another bathroom with a bath and shower, plus a separate wc. Extensive eaves storage and loft space. Gas central heating, new boiler 2025. The secluded rear garden stretches around two sides of the property and there is a traditional front garden. A lovely home with the potential to improve and extend (subject to usual consents).

Guide Price £1,100,000 Freehold

EPC Rating: D

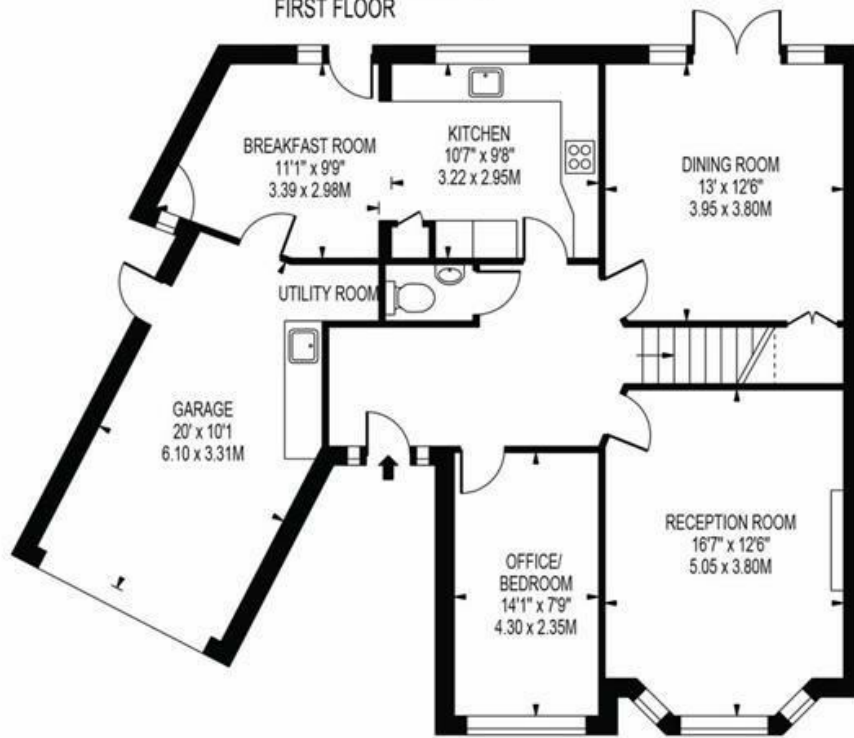
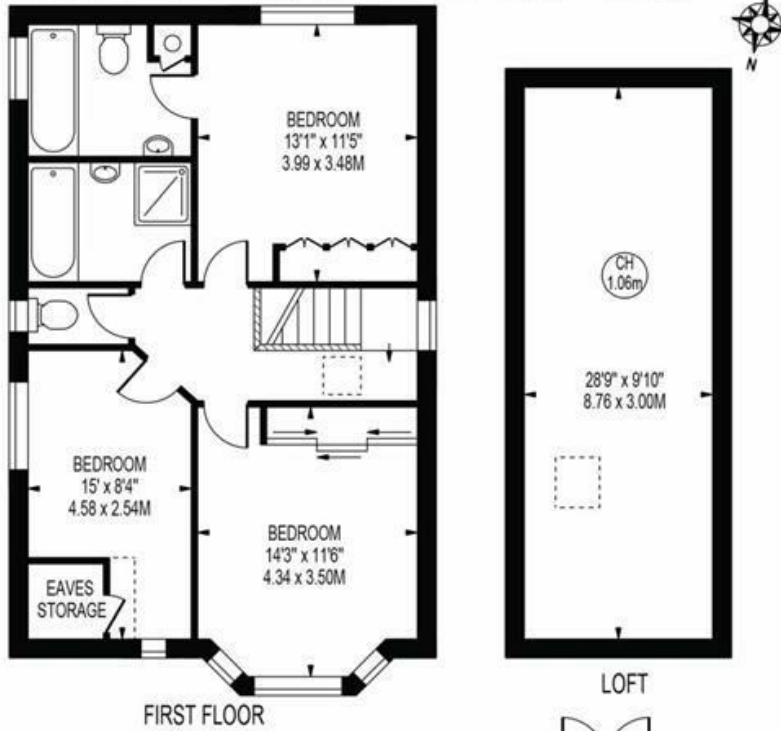
MANOR CRESCENT

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2032 SQ FT - 188.76 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & GARAGE/ UTILITY)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 24 SQ FT - 2.21 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE/ UTILITY: 201 SQ FT - 18.63 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.

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	