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## Fleece Road, Surbiton, KT6 5JN

An outstanding three-bedroom end-of-terrace house, with extensive living accommodation, two bathrooms, a large private garden and a sizeable driveway. Located within walking distance of Surbiton mainline station (fast service to Waterloo) the high street and the popular Hinchley Wood School. The many benefits include a large open living room with a feature fireplace, and an archway separating the lounge and dining area. There is a sleek contemporary kitchen overlooking the garden with integral appliances and stone surfaces. A modern white ground floor bathroom suite with a shower over the bath. On the first floor, the master bedroom includes a sumptuous new en-suite shower room. There are two further good-sized bedrooms. Gas central with a modern boiler and triple glazing. To the front, driveway parking for 2/3 cars. There is access along the side of the property to a lovely landscaped garden with a large terrace, lawn, new fencing and two sheds. Council tax band E. A lovely home.

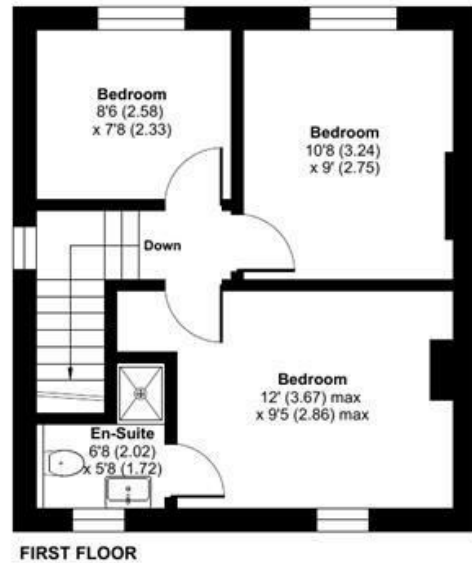
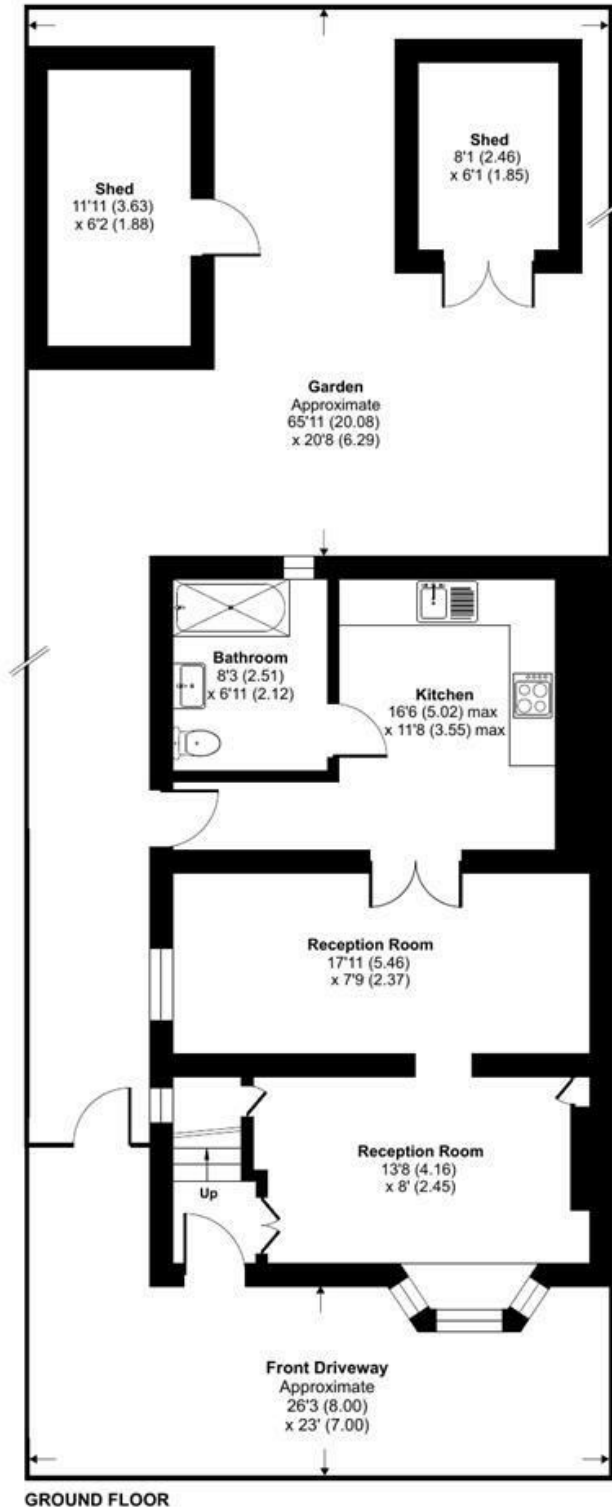
**Guide Price £749,500 Freehold**

**EPC Rating: D**

# Fleece Road, Long Ditton, Surbiton, KT6

Approximate Area = 886 sq ft / 82.3 sq m  
 Outbuilding = 122 sq ft / 11.3 sq m  
 Total = 1008 sq ft / 93.6 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). © nchecom 2026. Produced for Matthew James. REF: 1449956

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>90</b>
		<b>67</b>	
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	