



Matthew James

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Queens Drive, Surbiton, KT5 8PN

An excellent three-bedroom semi-detached house with a large private garden, driveway parking and a garage. The property offers the potential to extend and improve subject to usual consents. Located on a desirable road within easy reach of Surbiton mainline station and high street. The many benefits include a front sitting room with a feature fireplace, there is a coordinating dining room which opens onto the modern conservatory, which in turn opens onto the garden. There is a separate sleek fitted kitchen with integral appliances, stone surfaces and a door to the garden. On the first floor are two large double bedrooms with fitted wardrobes and a good size third bedroom. There is a modern-fitted shower room with a large walk-in shower. Gas central heating and double glazing. To the rear is a large well-maintained garden with a stone patio area and a shed. To the front is a traditional garden and a driveway leading to the garage. A lovely home sold with no onward chain.

Guide Price £825,000 Freehold

EPC Rating: E

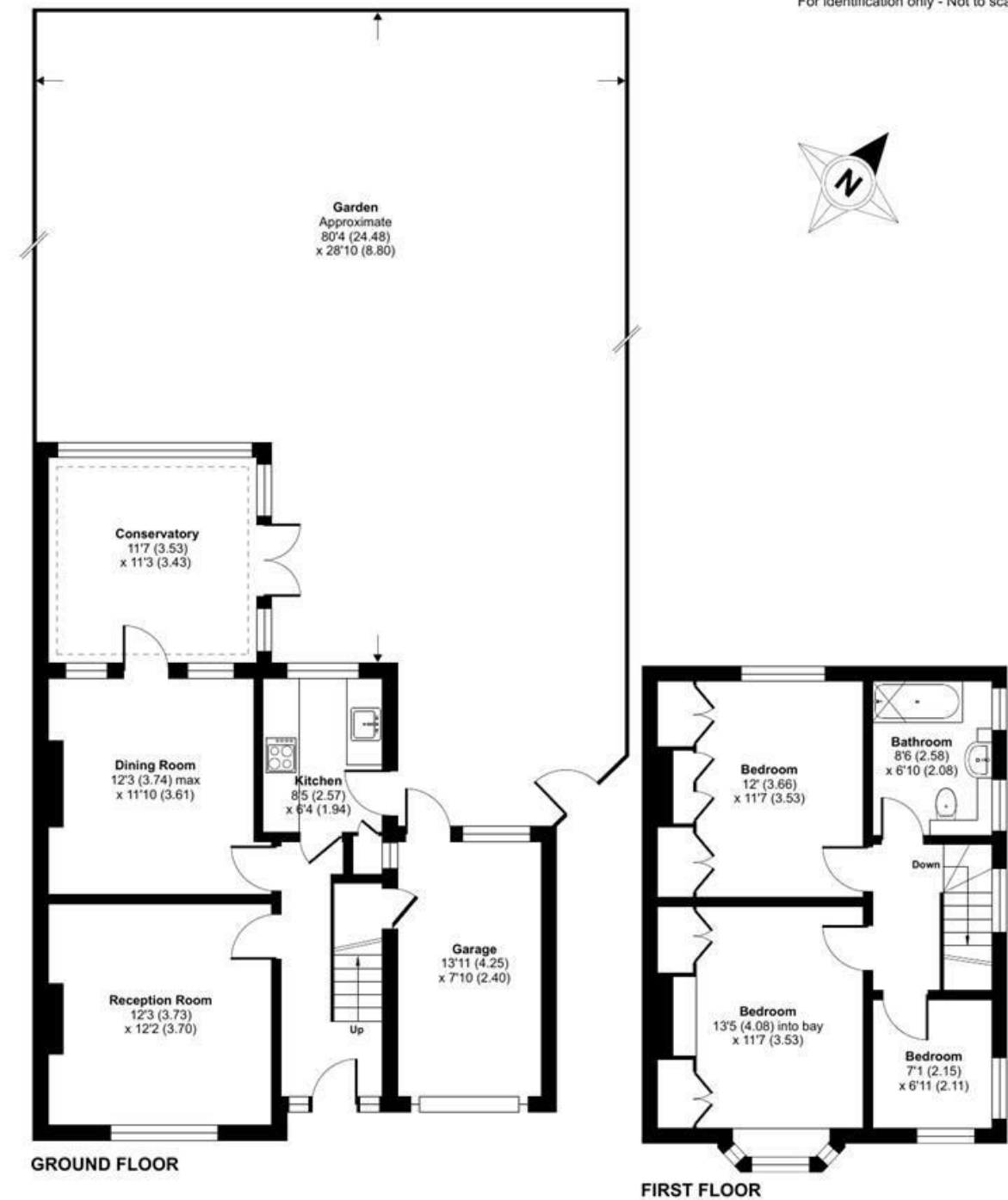
Queens Drive, Surbiton, KT5

Approximate Area = 1021 sq ft / 94.8 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 1131 sq ft / 105 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 2025. Produced for Matthew James. REF: 1301351

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	