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## Ellerton Road, Surbiton, KT6 7TZ

An excellent two double bedroom ground floor period maisonette with many character features and direct access to a private landscaped garden. Located within easy reach of Surbiton mainline station and high street with local shops and amenities a short walk away. Numerous benefits include a good size semi-open-plan lounge, dining room and kitchen with French doors opening onto the garden. A large master bedroom with period fireplace, walk-in bay window and plantation shutters. A second double bedroom also with a fireplace and shutters. A sumptuous white and stone bathroom suite with a shower over the bath. A utility cupboard with plumbing for a washing machine. Gas central heating and double glazing. Large private landscaped garden to the rear with sitting area, lawn, deck and mature planting, plus an outbuilding with power and ample storage. Council tax band C. Sold with a Share of the Freehold and a lease of 110 years. A lovely home.

**Guide Price £460,000 Leasehold - Share of Freehold**

**EPC Rating: C**

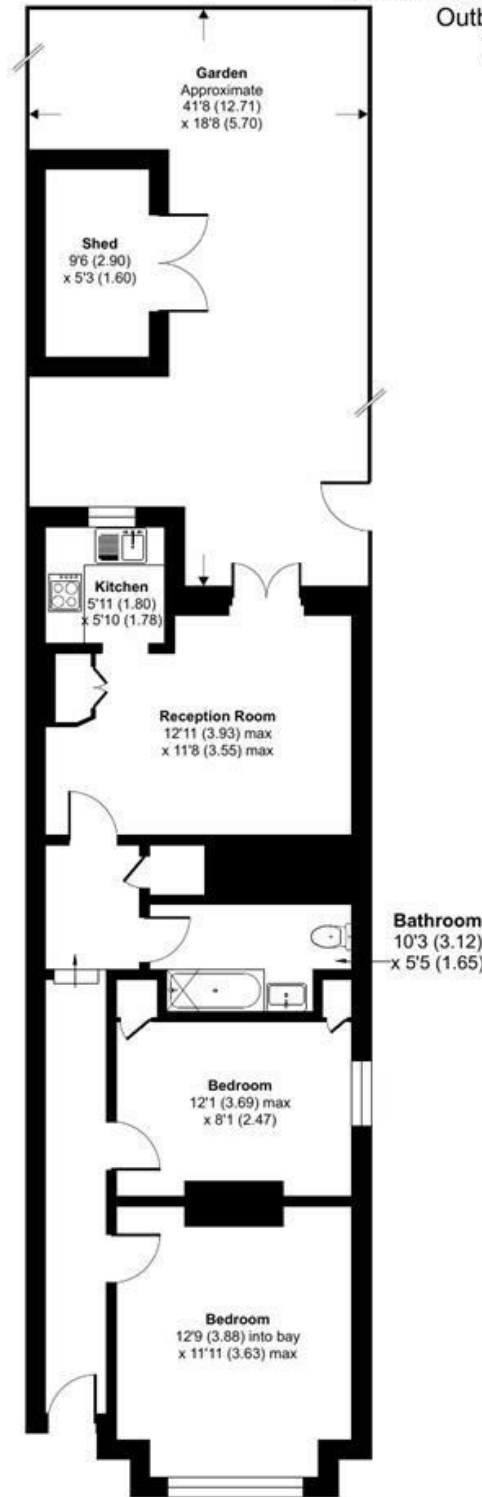
# Ellerton Road, Surbiton, KT6

Approximate Area = 687 sq ft / 63.8 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 737 sq ft / 68.4 sq m

For identification only - Not to scale



**GROUND FLOOR**

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: 1418425

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>		71	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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	