



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



Beaconsfield Road, Surbiton, KT5 9AW

An excellent three-bedroom two-reception period semi-detached house with character features and a private rear garden. Located on a popular residential road within easy reach of Surbiton mainline station and high street with local shops and amenities moments away. The many benefits include a lovely sitting room with a period fireplace and a bay window at the front of the property. There is a coordinating dining room to the rear with a large under stairs cupboard. A separate modern fitted shaker style kitchen with a door to the garden and a utility space. There is a modern ground floor bathroom with a shower over the bath. On the first floor is a large main bedroom with a 'jack and jill' wc/cloakroom. Plus two further good-sized bedrooms. Gas central heating. To the rear is a secluded garden with storage sheds. The property backs onto a local stream. Council tax band D. A lovely home.

Guide Price £650,000 Freehold

EPC Rating: D

Beaconsfield Road, Surbiton, KT5

Approximate Area = 809 sq ft / 75.1 sq m
Outbuildings = 39 sq ft / 3.6 sq m
Total = 848 sq ft / 78.7 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). © nichecom 2026. Produced for Matthew James. REF: 1503418

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	61	73
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		