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Cleaveland Road, Surbiton, KT6 4AH

A rarely available, good size three bedroom Detached period house located on one of Surbiton's highly regarded 'river roads'. Surbiton mainline station and high street are a short walk away, as is the Thames path leading to Kingston. The many benefits include a large open plan kitchen-dining-lounge including a sleek contemporary fitted kitchen with integral appliances and stone surface plus ample lounge and dining space. There is also a separate sitting room with a solid fuel stove and French doors leading to the garden. Engineered oak flooring on the ground floor. On the first floor a large master bedroom plus good size second and third bedrooms. A stylish modern white bathroom suite with a separate shower. Gas central heating and new wooden double glazed sash windows. South-West facing courtyard garden and storage to the rear. An outstanding detached home.

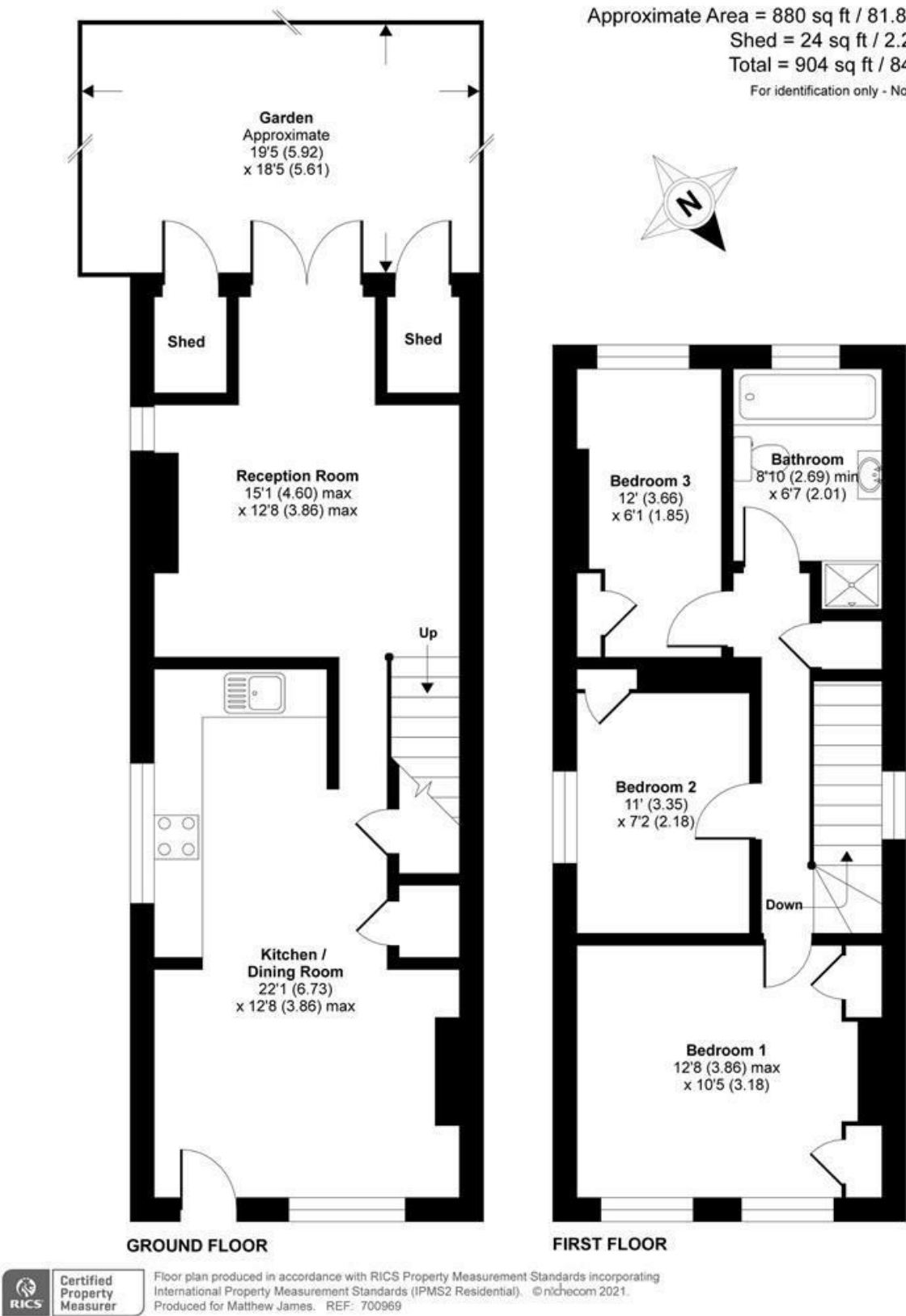
Guide Price £765,000 Freehold

EPC Rating: D

Cleaveland Road, Surbiton, KT6 4AH

Cleaveland Road, Surbiton, KT6

Approximate Area = 880 sq ft / 81.8 sq m
Shed = 24 sq ft / 2.2 sq m
Total = 904 sq ft / 84 sq m
For identification only - Not to scale



These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		