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## Ditton Road, Surbiton, KT6 6RF

A substantial 5 bedroom, 3 reception room spacious detached period house with many character features. Set on an established residential road within walking distance of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include two fabulous primary reception rooms with tall ceilings, period detailing, an original working fireplace in the lounge and a door to the garden from the rear room. Plus a separate study/second lounge. There is a fitted kitchen breakfast room with a built in oven hob and hood, Chinese slate stone floor, French doors to the garden and a separate utility room. A welcoming reception hall with stairs leading to the first and second floors. There is a modern ground floor bathroom with a separate bath and shower. On the first floor a master bedroom with built in wardrobes, plus three further large bedrooms with built in wardrobes a modern family bathroom and a separate wc. On the top floor another good size study/bedroom with built in cupboards and eaves storage. There is a mature well maintained garden to the rear, with a sunny private terrace. At the front driveway parking for two cars. A lovely detached family home.

**Guide Price £1,250,000 Freehold**

**EPC Rating: E**

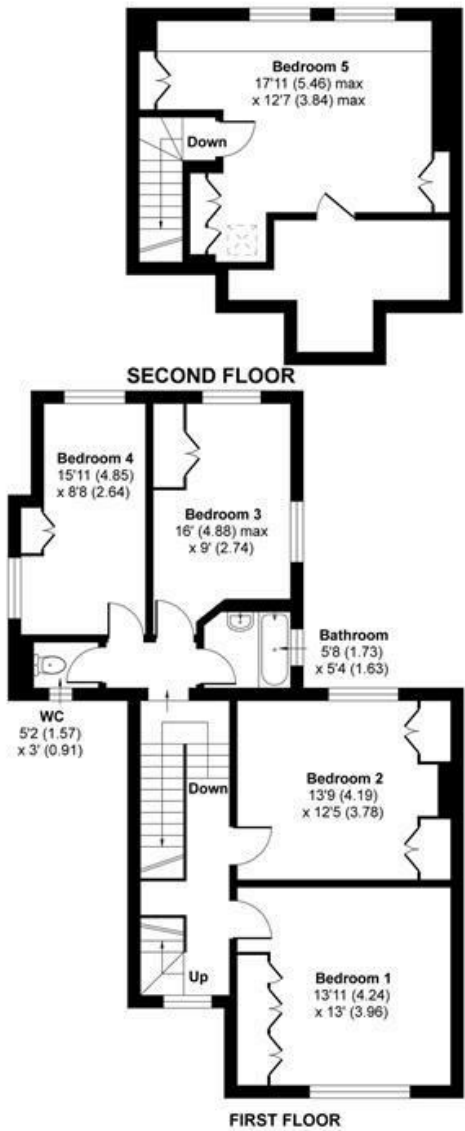
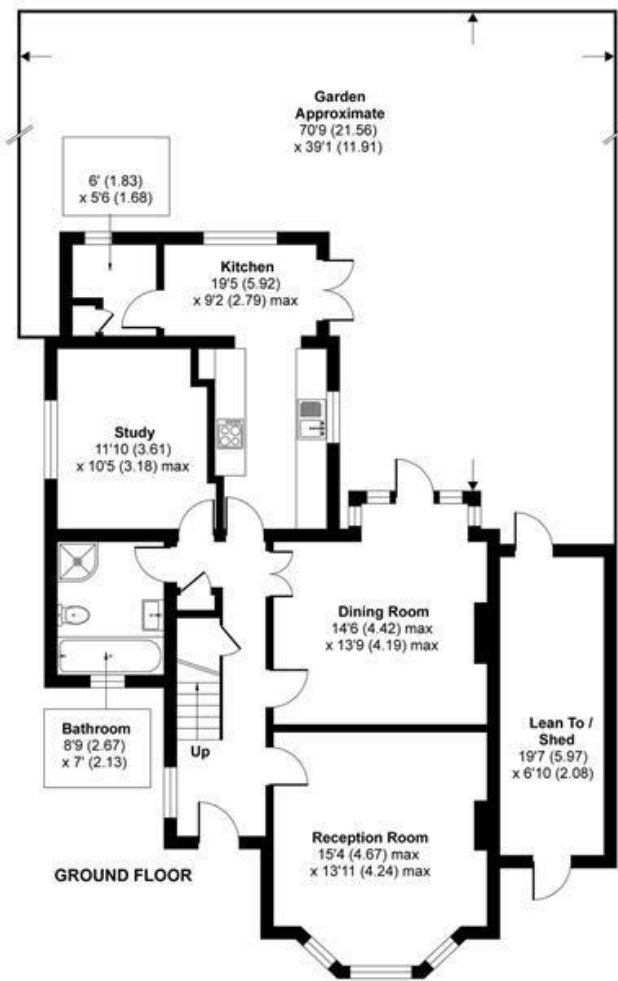
Ditton Road, Surbiton, KT6

Approximate Area = 2002 sq ft / 186 sq m  
Limited Use Area(s) = 92 sq ft / 9 sq m  
Outbuilding = 134 sq ft / 12 sq m  
Total = 2228 sq ft / 207 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 667207

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	79
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		