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St. Leonards Road, Surbiton, KT6 4DE

A charming three-bedroom period home dating from circa 1840, the end of a row of three. The property has many features and has been extended to provide generous accommodation over three floors. Located on a highly sought-after river road minutes walk to the mainline station, high street and the Thames. Also close by a selection of popular pubs, restaurants and the monthly farmers' market. The property is accessed via an entrance on the upper ground floor. A spacious hall leads to a lovely light dual aspect reception room with two period fireplaces, cornicing, ceiling roses, sash windows and bespoke bookcases/storage. This floor also has a good-sized double bedroom overlooking the garden. A staircase leads up to the third floor landing and to a master bedroom with fitted wardrobes, a refurbished family bathroom and another good size bedroom. The garden floor enjoys separate front and rear entrances and boasts a traditional shaker style kitchen and a dining room with a period fireplace. Beyond the kitchen is a separate sitting room come guest bedroom with access to a white en-suite shower room and French doors opening to the garden. At the rear of the property there is a well maintained, southwest facing walled garden with a convenient access gate. At the front of the property is a traditional front garden with period style railings. An outstanding central Surbiton period home.

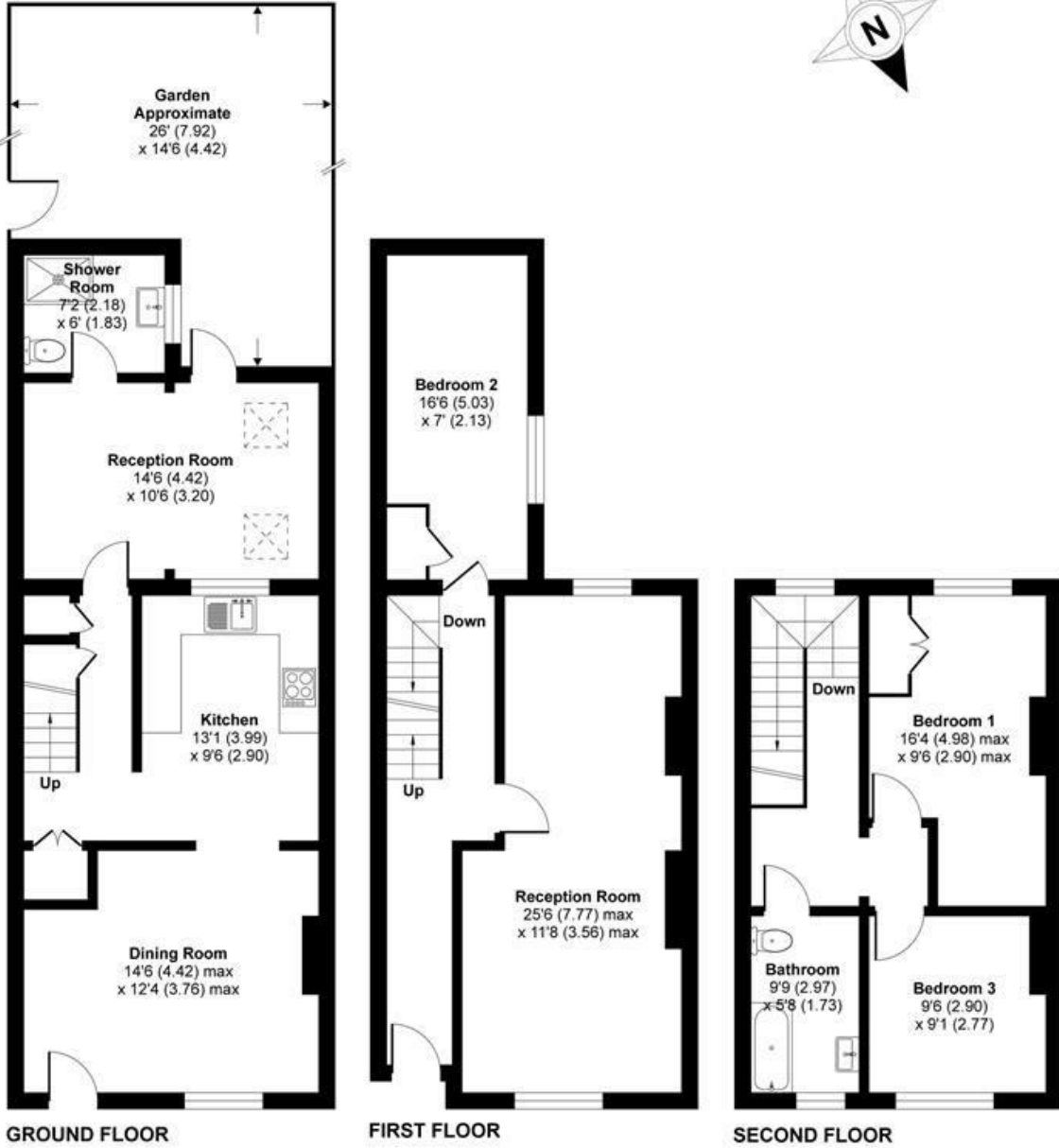
Guide Price £950,000 Freehold

EPC Rating: D

St. Leonards Road, Surbiton, KT6

Approximate Area = 1468 sq ft / 136 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 686376

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			
		62	76
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	