

MatthewJames

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









Westfield Road, Surbiton, KT6 4EL

An excellent, well presented two-bedroom period home with extensive living accommodation, a first floor bathroom and a private garden. Located on one of Surbiton's highly regarded 'river roads'. The mainline station, high street and Thames are only a few minutes' walk away. The many benefits include a large open plan double reception room with a period fireplace and stairs leading to the first floor. There is a separate, modern fitted kitchen which leads onto the conservatory/dining room which opens onto the garden. On the first floor, a large main bedroom with a fitted wardrobe and a good-size second bedroom. There is also a white bathroom suite and a separate shower room. Double glazing and gas central heating. To the rear is a private, secluded garden with pedestrian access. Council tax band D. A lovely home within the heart of Surbiton.

Westfield Road, Surbiton, KT6

Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1102291

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.



