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Berrylands, Surbiton, KT5 8JX

A spacious three-bedroom detached house with extensive living accommodation, a large private garden and driveway parking. Located within the popular Berrylands area with Surbiton mainline station and high street within easy reach, local schools and amenities, including the Surbiton tennis club, are a short walk away. The many benefits include a large living room at the front of the property with a period fireplace. To the rear is a coordinating dining room with French doors opening onto the garden. There is also a good-sized study and a separate fitted kitchen with appliances and a door to the garden. On the first floor is a spacious master bedroom plus two further double bedrooms. There is a modern white bathroom suite with a shower over the bath and a separate wc. The rear garden stretches back approx. 57 feet and includes a patio, sun deck lawn and mature borders. There is driveway parking at the front of the property. Council tax band F. A lovely home sold with no onward chain.

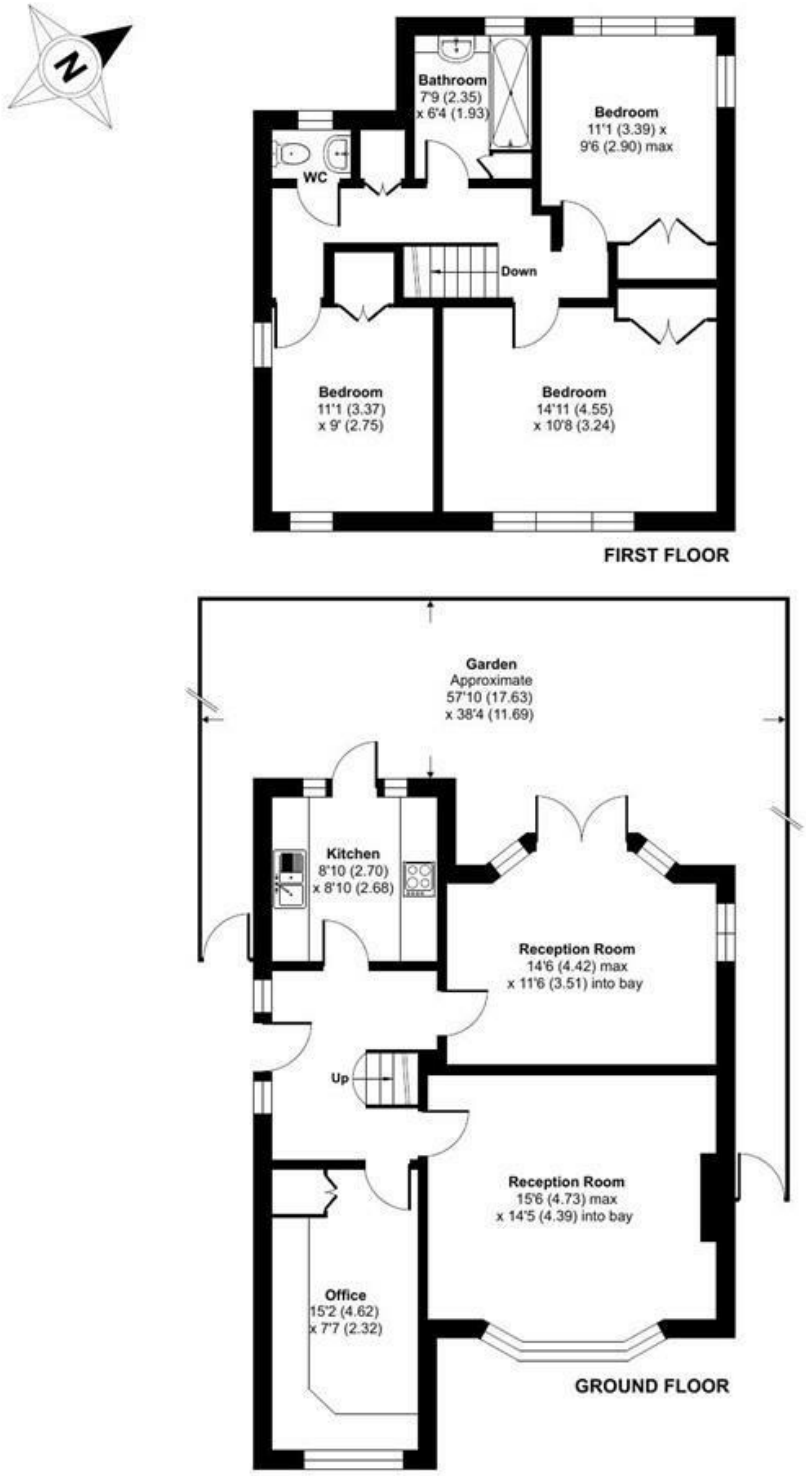
Guide Price £850,000 Freehold

EPC Rating: D

Berrylands, Surbiton, KT5

Approximate Area = 1253 sq ft / 116.4 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: 1503883

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.

