



JF
James Fancy

In
Association
With

Bourne
ESTATE AGENTS

Esher

£465,000

Esher

A picturesque character cottage located directly behind Sandown Race Course and within a short walk to Esher Railway Station and High Street.

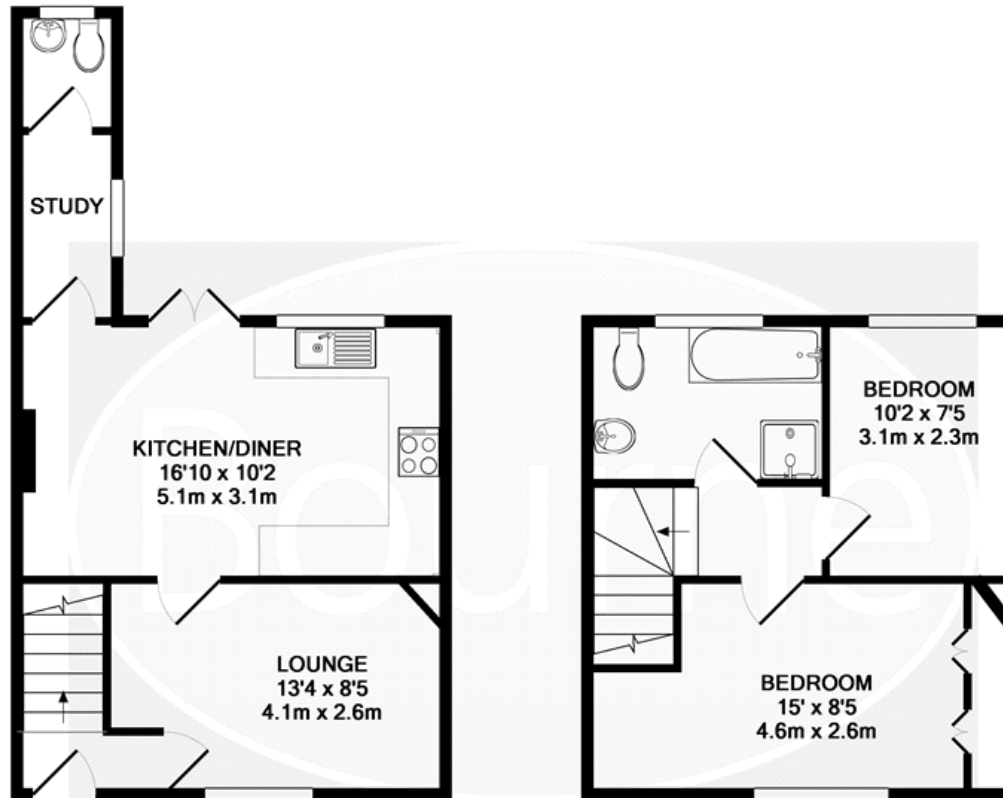
The property offers original features and has been kept to a high standard and comprises; welcoming entrance hallway, front reception room with feature fireplace, open plan modern kitchen/dining area which leads to a small study and downstairs w/c. Upstairs accommodates the master bedroom with ample built in storage, second good sized bedroom and a wonderful four piece bathroom suite.

Externally, there is driveway parking to the fore and a West facing garden to the rear. Planning permission has been accepted to execute a single storey extension to the rear

- Victorian Cottage
- Two Double Bedrooms
- Driveway Parking
- Planning Permission Granted
- Four Piece Bathroom
- Close to Esher Train Station
- Council Tax Banding D
- EPC Rating - D



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)

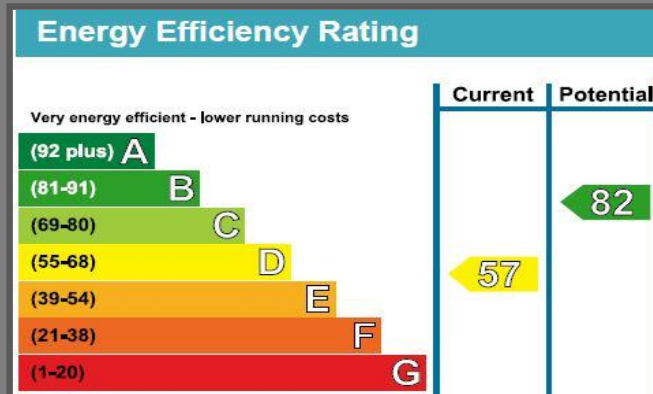
1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

From our office, take Church Street and head towards the junction, go straight across into More Lane and as the road bends around to the right behind Sandown Race Course, Lower Green Road is set ahead of you.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.