

53 High Street, Ewell, Surrey, KT17 1RX

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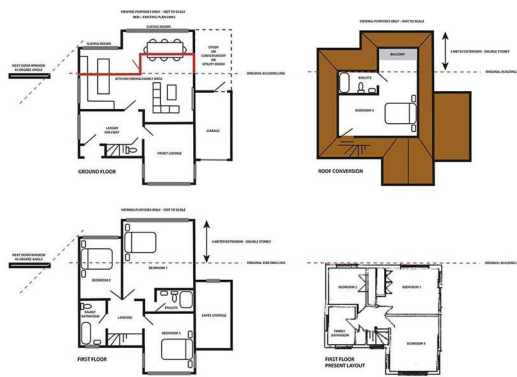
Manor Road South, Esher, Surrey KT10 0QA £965,000

MORE PROPERTIES WANTED

A rare and exciting opportunity to acquire this substantial and attractive detached family home located in the highly desirable area of Hinchley Wood. With an impressive South East facing garden of approx. 180', this property offers tremendous potential and is being offered for sale for the first time in over sixty years! Choose either to move straight into this comfortable family home or, recognising its potential, take advantage of this opportunity to create an extended, modernised and contemporary family home (subject to the usual consents).

This impressive house is approached at the front by a wide, sweeping driveway providing parking for several cars and leading to the attached garage. There is also an area of lawned garden. From the deep porch, an oak front door opens into the spacious hallway from which there is access to the kitchen, sitting room, dining room and cloakroom. N.B. Under the hall carpet, there is parquet flooring. Both the kitchen and the sitting room are at the back of the house with large windows overlooking the glorious garden and the woodland beyond.

Upstairs a substantial landing has doors opening to three generous and well-proportioned bedrooms, a new modern family bathroom and separate WC. Off the main bedroom, there



DRIVE WAY

HALL WAY

KITCHEN

LOUNGE

DINING ROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

GARAGE

ARRANGE A VIEWING 24/7 OR CALL 0208 133 2047

You can now arrange a viewing any time of the day or night simply visit www.247propertyagent.com 'click' on the property you wish to arrange to view and click arrange a Viewing, its that easy!

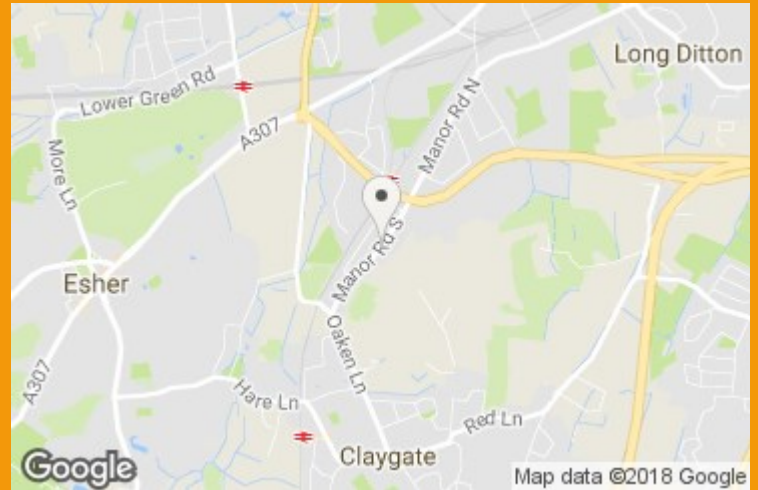
INSTANT VALUATION ONLINE OR CALL 0208 133 2047

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NO SALE NO FEE, Starts at £695 to £2100 ON COMPLETION TRADITIONAL SERVICE AT ONLINE PRICES.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Fixtures and fittings other than those mentioned are to be agreed with the seller.



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			
			78
		39	
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			
			73
		31	
England & Wales		EU Directive 2002/91/EC	



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