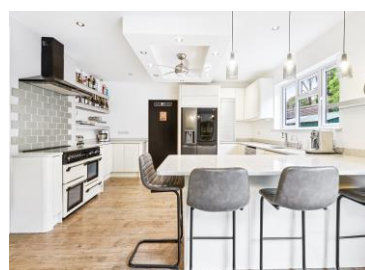


Couchmore Avenue, Esher KT10

£1,150,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

The property comprises; large driveway/front garden with space for several cars, welcoming front porch, entrance hallway, under stairs storage, family bathroom, two lovely reception rooms, one of which is currently being used as a guest/ fourth bedroom, branching off the hallway is a spacious and open plan kitchen / dining room which is perfect for entertaining. The kitchen is ideal for aspiring chefs, with plenty of storage, range cooker and integrated appliances. Leading on is a utility room and ground floor shower room. The rear garden stretches to an impressive 52m x 17m. The ground floor also boasts high ceilings and original parquet flooring in most rooms. Leading up the stairs to the first floor are two double bedrooms and the primary bedroom with walk-in storage and ensuite bathroom.

Spacious chalet bungalow

Detached

Bold plot with rear garden approx 52m x 17m

Newly extended to the rear and the first floor

Excellent decorative condition

One on Hinchley Woods most sought after residential roads

T: 020 3282 7162 | E: hello@ivygate.co.uk | Ivy Gate

ivygate.co.uk

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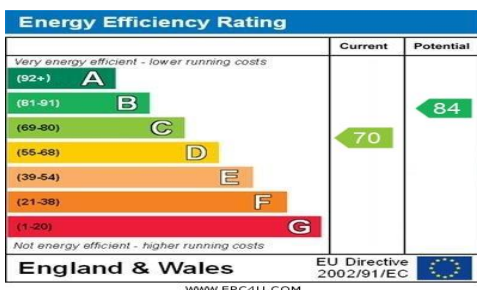
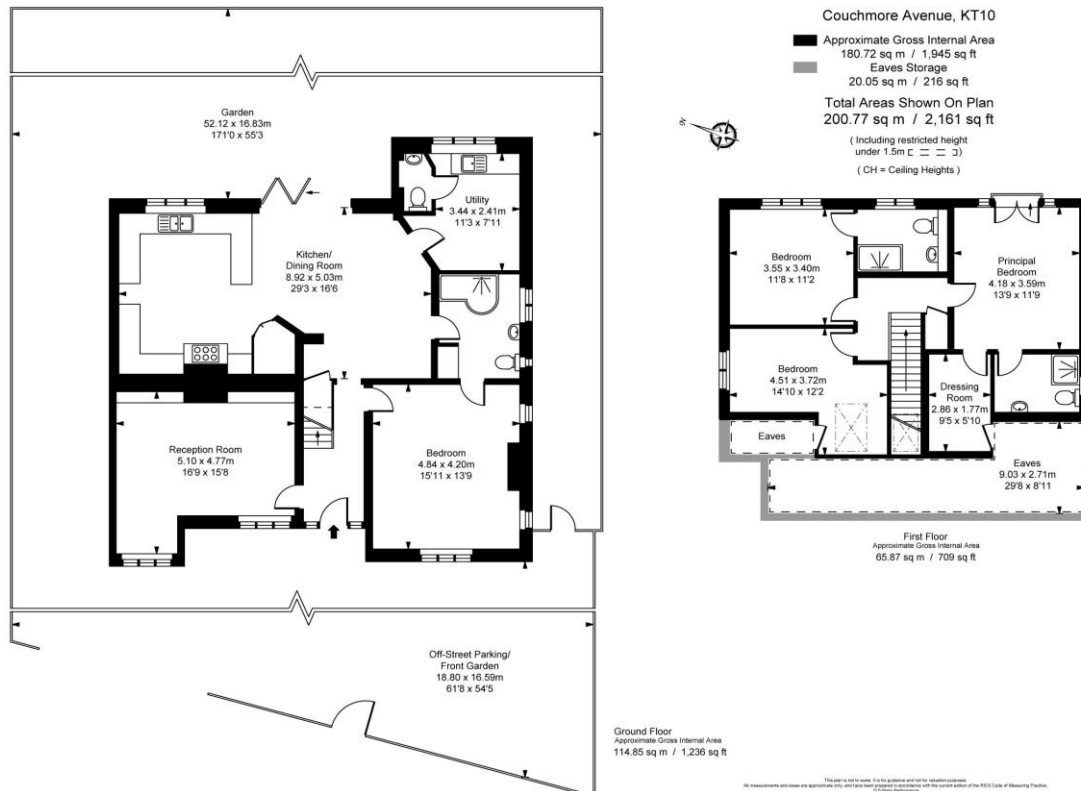
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Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.