

Southmont Road, Esher, Hinchley Wood, KT10

£1,100,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Summary:

Comprising; Large front garden with off street parking for two cars, entrance hallway, study, spacious reception room with bay windows and feature fireplace, WC, large eat in kitchen complete with range cooker, fridge freezer, dishwasher, and washer/drying machine. Finally, to the ground floor is a newly extend open plan dining room/reception. This wonderful space is approximately 9m x 4m (perfect for entertaining) Natural light floods through the expansive rear window and bifold doors leading to the garden. Much loved rear garden Leading up the stairs to the first floor is the family bathroom and separate WC, principal bedroom with built in wardrobes, and bedroom two. Also to the first floor is the new extended bedroom Three/Four. The room is left open for the next owner to leave as a vast bedroom OR to add a partition wall and add two windows (planning permission in place to do so).

Newly extended

Attractive Three-four Bedroom Family Home

1930's Art Deco House

Study

Elegant Reception Room

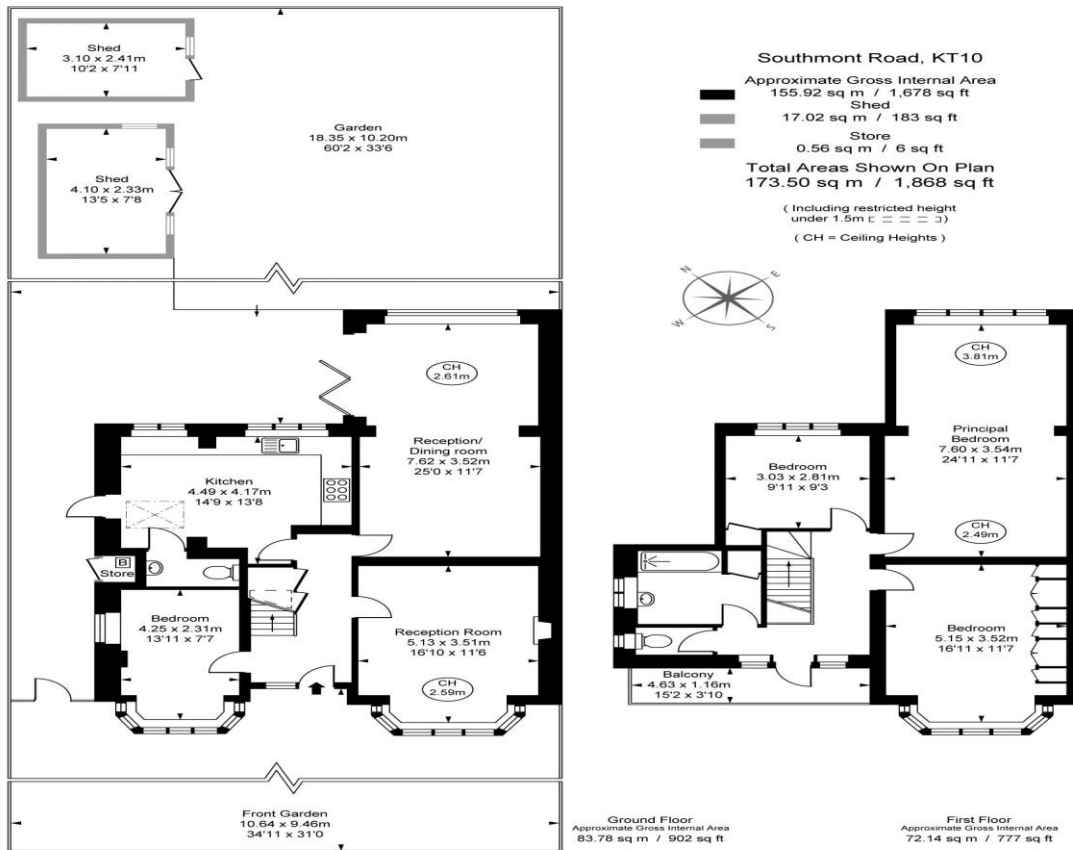
Newly extended rear addition approximately 9m x 4m

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PERFORMANCE
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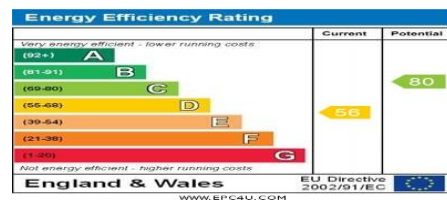
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request.
All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: D



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 and 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.

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