

Westmont Road, Hinchley Wood Esher, KT10

£1,200,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

This spacious home has been newly extended to offer over 2,000 sqft of internal accommodation. It comprises a large front garden with off-street parking for two cars; branching off the large hallway is a study, a reception room with a bay window and feature fireplace, a newly installed ground floor shower room, and a utility room with ample storage and side access. : Leading from here is the impressive and recently extended open-plan kitchen/dining room. This lovely space is perfect for entertaining, with light flooding through expansive bi-fold doors to the gardens. The modern and newly fitted kitchen has integrated appliances and plenty of storage. The well-tended rear garden has a large patio area and shed to the rear. Leading up the stairs to the first floor are two well-appointed double bedrooms, 3rd bedroom, a family bathroom and the spacious principal bedroom with large built-in storage and en-suite shower room.

Beautiful semi-detached family home

Excellent decorative condition

Newly extended

4 bedrooms

Office

Utility room

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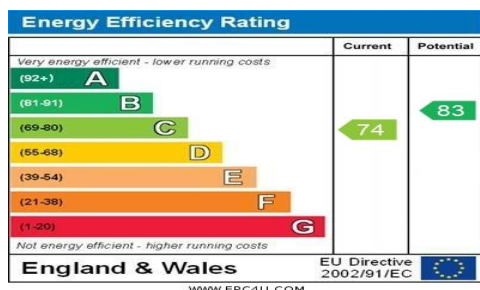
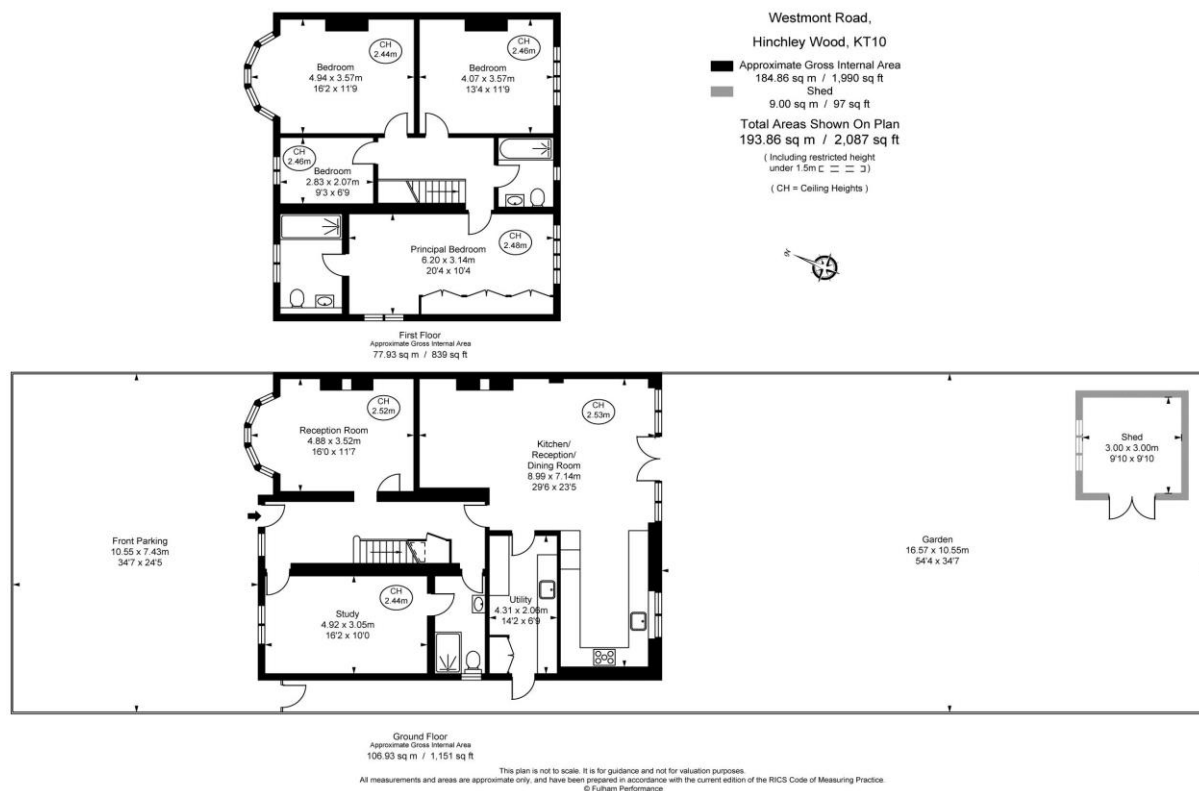
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Tenure: Freehold

Council Tax: E

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 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.