



## Summary:

The home comprises: Off-street parking for two vehicles, a spacious entrance hallway leading into a warm and inviting reception room, complete with a large bay window. A stunning open-plan kitchen/ dining area, bathed in natural light and perfect for family life and entertaining. A door from the dining area provides direct access to a wonderful private rear garden, which is ideal for children and gatherings. The ground floor also boasts a garage offering additional storage or conversion potential. Upstairs, the property offers a generous principal bedroom with bay window, two further well-proportioned double bedrooms and a family bathroom featuring both a bathtub and a separate shower. At approximately 1,800 sqft, this impressive home perfectly suits families seeking space, style, and a prime location. Just 0.6 miles from Esher Station, the property offers a fast and convenient commute into London Waterloo.

**Detached family home**

**Great decorative condition**

**Off street parking**

**Highly desirable location**

**Open plan ground floor space**

**Awash with original features**

Detached family home

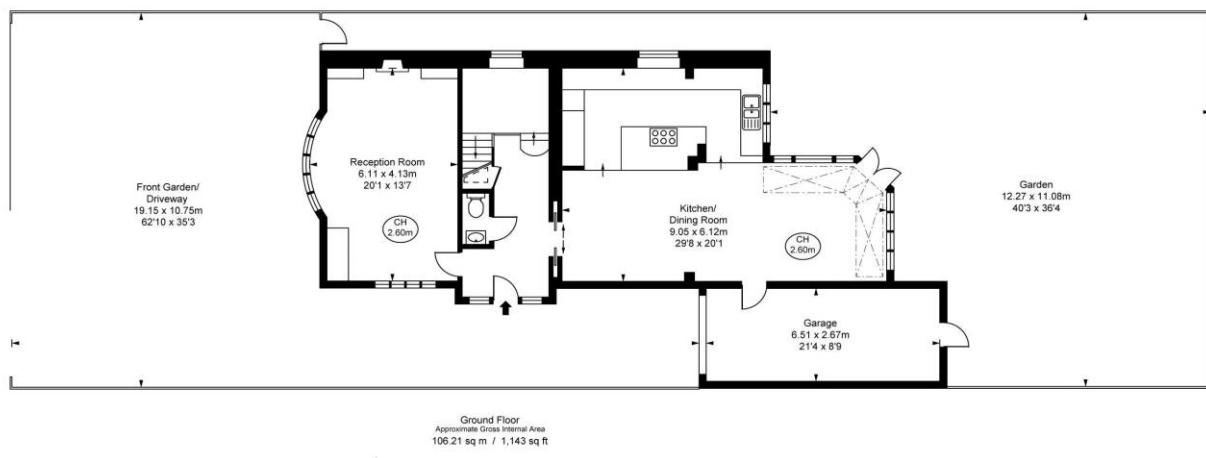
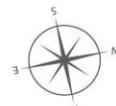
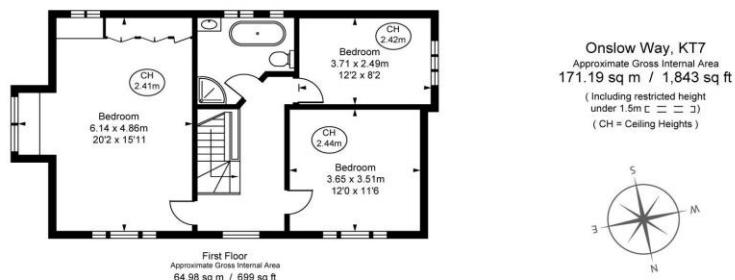
Great decorative condition

Off street parking

Highly desirable location

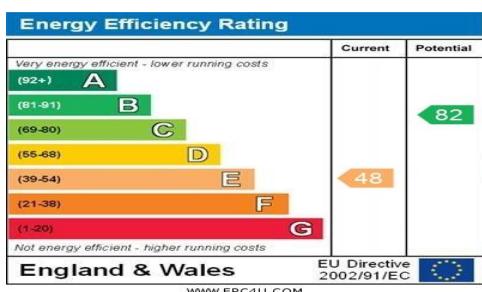
Open plan ground floor space

Awash with original features



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PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted 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 © Fulham Performance



Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: E

#### 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.