

Southmont Road, Esher, KT10

£995,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception

IVY GATE™



Summary:

This fabulous home comprises. Large front garden with off street parking for two cars, entrance hallway, study-reception room, spacious reception room with bay windows and feature fireplace, WC and spacious open plan dining room/kitchen. This lovely space is ideal for entertaining. The extended kitchen boasts plenty of storage and fully integrated appliances. Natural light floods through bay windows and patio doors which lead out to the rear garden. The rear garden is approx. 60ft long with a large patio and the rest laid to lawn. Leading up the stairs to the first floor is the landing with access to a front balcony, family bathroom and separate WC, principal bedroom with built in wardrobes, second large double bedroom and 3rd double bedroom.

Attractive 1930s "Berg House"

3 double bedrooms

Spacious and open plan kitchen dining room. Scope to extend STPP

Off street parking

60ft rear garden

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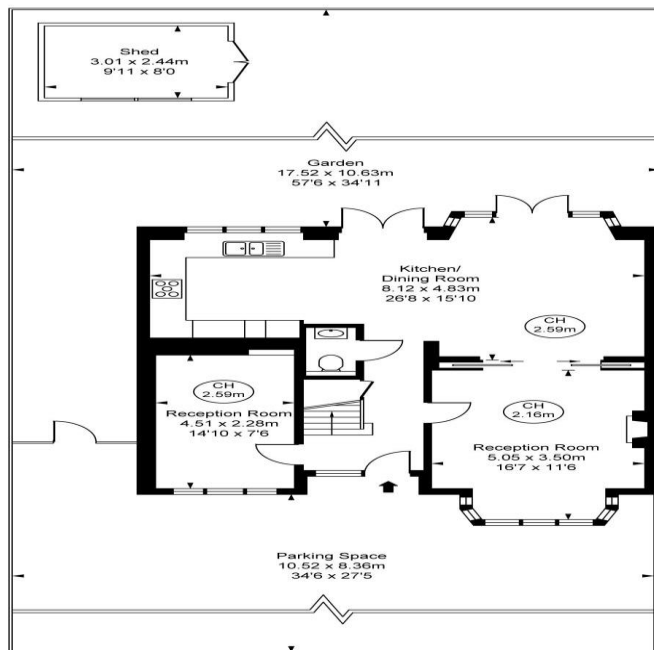
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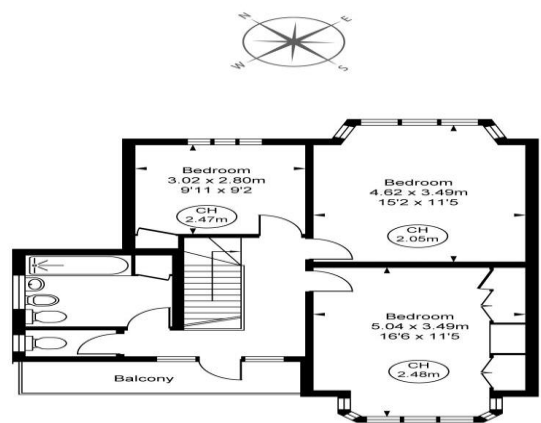


Ground Floor
Approximate Gross Internal Area
71.40 sq m / 769 sq ft

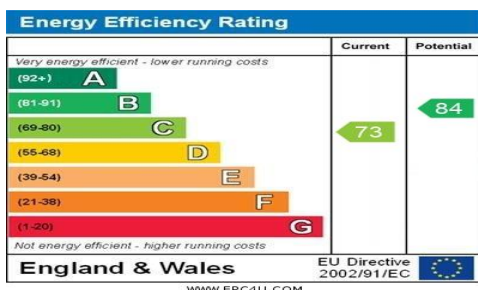


This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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Approximate Gross Internal Area
131.00 sq m / 1,410 sq ft
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
59.60 sq m / 642 sq ft



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 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.