

Heathside, Esher, Hinchley Wood, KT10

£995,000 Freehold

5 Bedrooms | 1 Bathrooms | 4 Reception

IVY GATE™



Summary:

This charming home offers wonderful curb appeal, with off-street parking for two cars and a well-maintained front garden filled with mature shrubbery. Upon entering, the welcoming hallway gives way to a study, ideal for those working from home, and a bright reception room with feature fireplace and doors leading into the dining room and ground floor WC. The dining space flows naturally into a sun-filled conservatory, creating a versatile area for entertaining or family gatherings. The spacious kitchen provides excellent storage and preparation space, complemented by a useful utility room which leads into a large covered car port area. On the first floor, there are three well-proportioned double bedrooms, a further single bedroom and a family bathroom with separate WC. The second floor offers a converted loft room,

Detached family home

Mature gardens

Off street parking for 2 cars

Backing onto woodlands

Highly desirable and quiet residential road

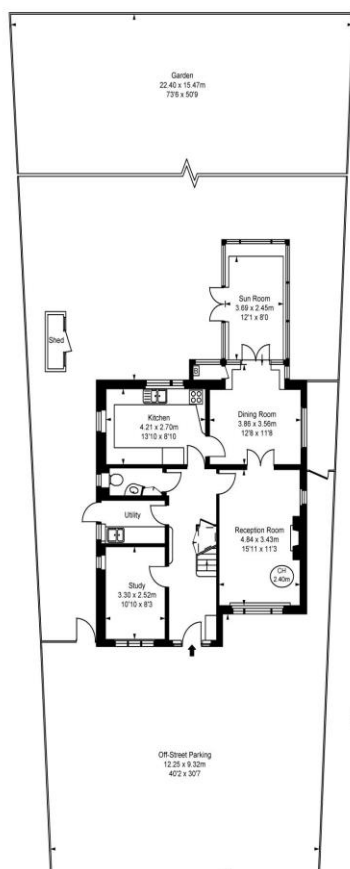
Close to Hinchley Wood and Esher villages

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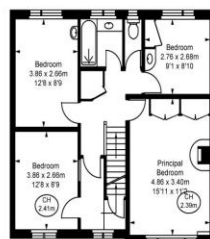
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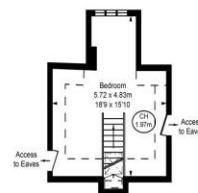


Heathside, KT10
Approximate Gross Internal Area
166.48 sq m / 1,792 sq ft
(Including restricted height
under 1.5m = = = =)
(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
81.79 sq m / 880 sq ft

First Floor
Approximate Gross Internal Area
62.51 sq m / 673 sq ft



Second Floor
Approximate Gross Internal Area
22.18 sq m / 239 sq ft



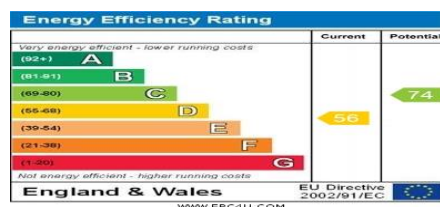
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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Tenure: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

Council Tax: G

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.