## Hillmont Road, Esher, KT10 £950,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception





### Summary:

The ground floor comprises a welcoming entrance hallway, a bright and airy through-reception room with a feature fireplace, and attractive bay windows at both ends that flood the space with natural light. The kitchen offers a country-style feel with solid wood cabinetry, tiled flooring, and a breakfast bar, ideal for informal dining. A separate utility area, guest cloakroom, and integral garage complete the ground floor layout. Upstairs are four bedrooms, including an impressive principal bedroom with large bay window and feature fireplace. There is a well-appointed family bathroom and ample fitted storage. To the rear, the mature garden offers a lovely balance of patio, lawn, and established borders, providing the perfect environment for both relaxation and entertaining. A delightful outdoor bar area and garden studio with utility space provide additional flexibility for home working or leisure use.

Four bedrooms and spacious family bathroom

Utility room, cloakroom / WC, and integral garage

Bright through-reception with bay windows and featuMatraplacer garden with lawn, patio, and outdoor bar

Country-style kitchen with breakfast bar

# Hillmont Road, Esher, KT10 £950,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

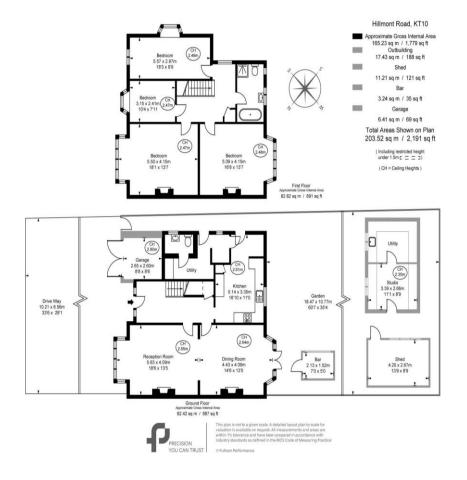












Tenure: Freehold

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.