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## Eastmont Road, Esher, KT10 9AZ

An excellent spacious three-bedroom detached house with a detached garage. The property is in need of extensive refurbishment and occupies a large corner plot garden with the potential to extend subject to the usual consents. Located within a highly desirable residential area with Hinchey Wood Station and shopping parade within a short walk. The many benefits include two large reception rooms and a separate kitchen. There is a welcoming entrance hallway. On the first floor are two large double bedrooms and a good size third bedroom. There is a bathroom and separate wc. To the side of the property is a detached garage, storage shed and an outside wc. The extensive garden wraps around three sides of the property and there is driveway parking. A lovely home with a great deal of potential.

**Guide Price £1,000,000 Freehold**

**EPC Rating: F**

# Eastmont Road, Esher, KT10

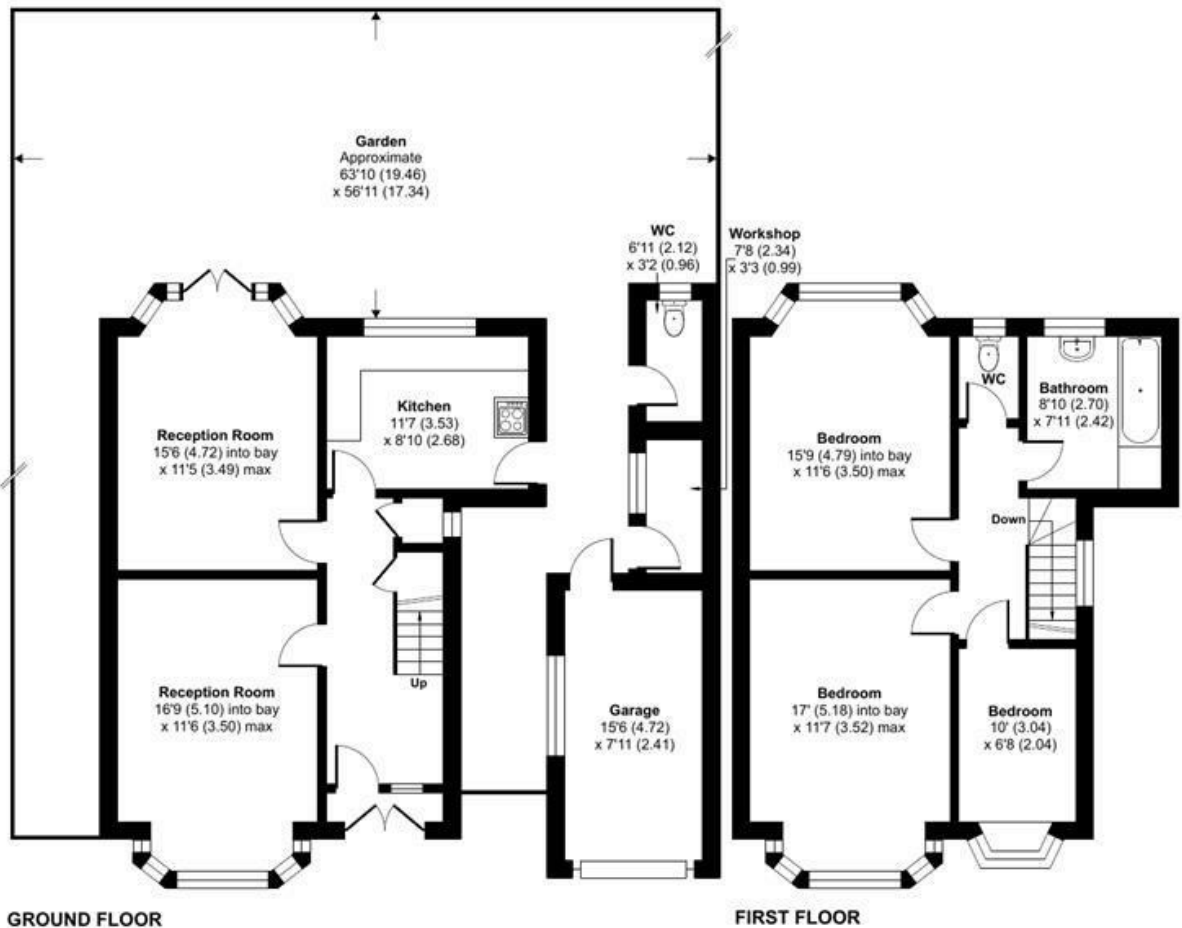
Approximate Area = 1206 sq ft / 112 sq m

Garage = 122 sq ft / 11.3 sq m

Outbuildings = 48 sq ft / 4.4 sq m

Total = 1376 sq ft / 127.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1380474

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |