



{ MOUNTVIEW ROAD, ESHER KT10
£6,000 PER MONTH AVAILABLE 15/11/2024


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Mountview Road, Esher KT10

£6,000 Per Month
Unfurnished

 **5 Bedrooms**
 **5 Bathrooms**
 **2 Receptions**

Features

- Four/five bedrooms, - Open-plan living space, - Modern kitchen, - Study/bedroom five, - Five bathrooms, - Private garden, - Garage with turntable, - Council tax band H

Council Tax

Council Tax Band H

Hamptons

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{ UNIQUE HOME IN A SOUGHT AFTER LOCATION...

The Property

The house is approached from the driveway and can be accessed from the garage or from the entrance hall on the first floor. This leads to the living space consisting of an open plan dining/family space and well equipped kitchen with a large island. There is a formal reception room with impressive views and doors opening onto the rear terrace. The fourth bedroom is also on this floor with walk-in wardrobe and en-suite shower room. Above is the mezzanine area which is used as a study area/bedroom five and has an en-suite shower room and storage. The large principle bedroom, on the ground floor, features a walk-in wardrobe and en-suite bathroom with large walk in shower and a separate bath. There are two further double bedrooms on this floor both with en-suite bathrooms and all three bedrooms have double doors to the terrace. There is the added benefit of a cinema/play room on this floor. The fourth bedroom is on the first floor and also benefits from a walk in wardrobe and en suite shower room. The garage is on the lower ground floor with space for several vehicles and includes a turntable for ease of vehicular exit. There is also a dumb waiter which goes up to the kitchen.

Outside

There is a terrace to the rear accessible from the entrance hall and reception room and leads onto the large area of lawn. There is also a pathway taking you down to the front of the property accessing the private drive leading to the house. There is a second terrace to the front of the property, screened with mature planting and is accessed by three of the bedrooms.



Mountview Road, Claygate, Esher, KT10

Approximate Area = 3921 sq ft / 364.3 sq m

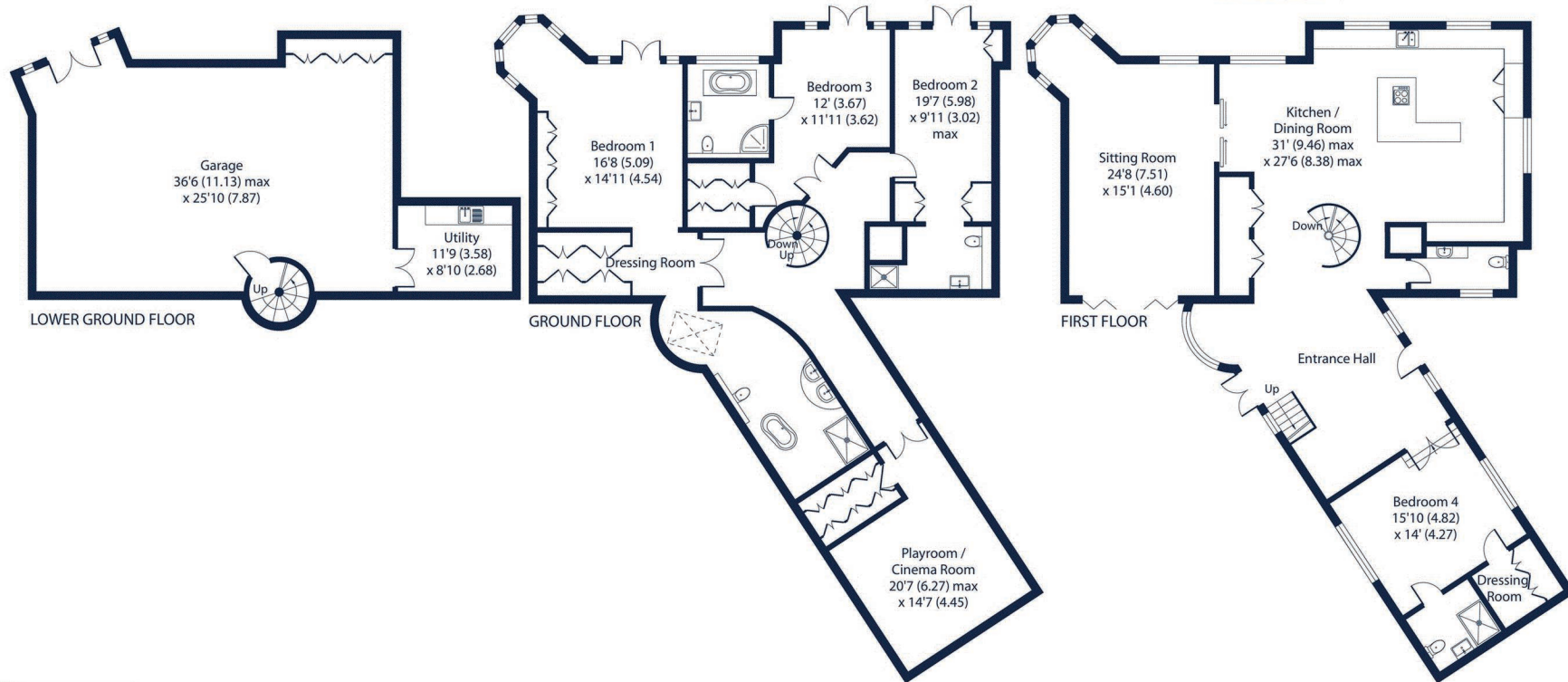
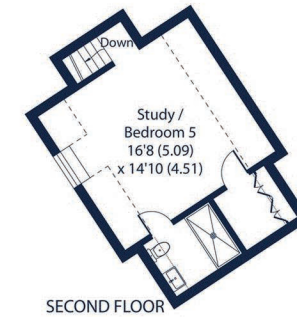
Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 1008 sq ft / 93.6 sq m

Total = 5022 sq ft / 466.5 sq m

For identification only - Not to scale

= Ceiling Height
 = Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2024. Produced for Hamptons. REF: 1190826

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

