

# HJC

HIGHER VALUES



## Manor Road North

Esher, KT10 0AA

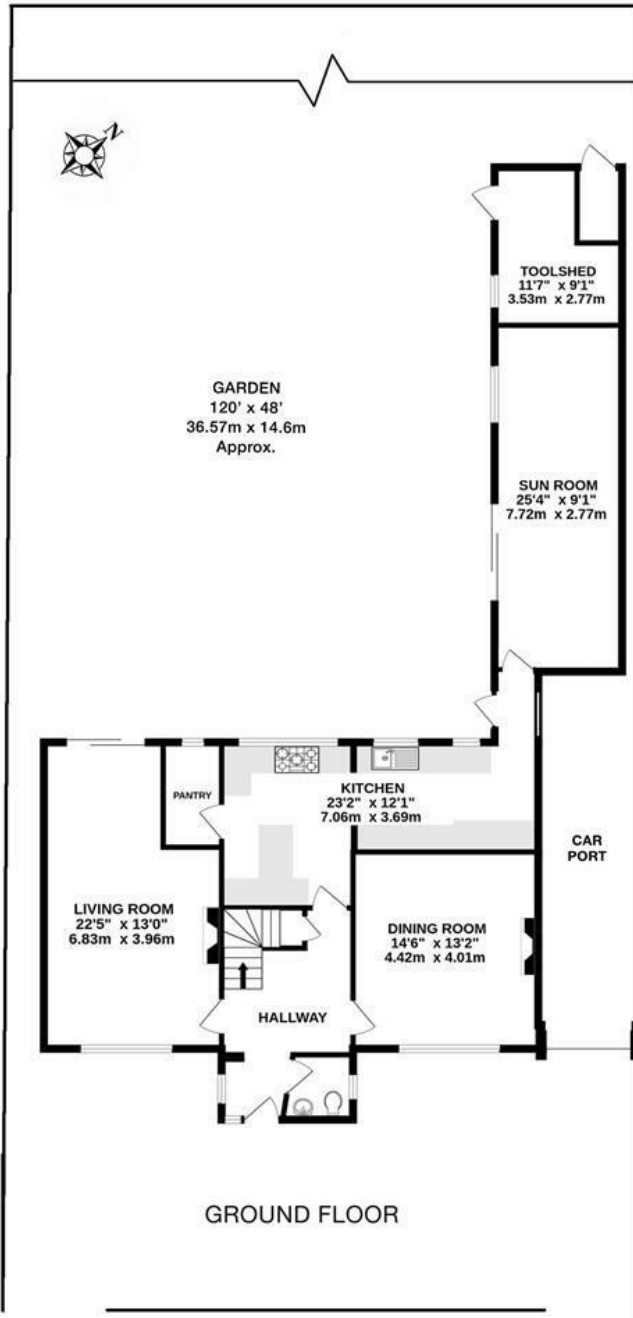
Guide Price

£1,300,000

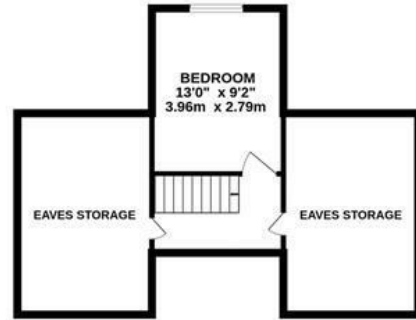
A fantastic opportunity to acquire an impressive detached 4 bedroom family home in a prime Hinchley Wood location. This property does not disappoint with kerb appeal - set back on a large carriage driveway, comprising in excess of 2000sqft, this expansive plot offers huge scope to modernise and extend in all directions, STPP. The ground floor features a large double-aspect living room stretching the entire length of the house, with sliding door to 120ft garden, and a generous dining room to front. To the rear of the property is kitchen with pantry, range cooker and access to the annexe/sunroom giving further bonus space. On the first floor are three double bedrooms with fitted cupboards, one with en-suite shower, and a further bathroom with separate WC. The second floor benefits a bonus double bedroom with an abundance of eaves storage ripe for conversion. Parking for multiple cars and a carport behind an up-and-over garage door. Within close proximity to Hinchley Wood parade, train station, the A3 in to and out of central London and the much sought after Hinchley Wood Primary and Secondary Schools.

- Detached 4 double bed family home
- 2 reception rooms
- Sun room/annex
- 120ft garden
- Close proximity to Hinchley Wood School, trains & shops
- 2 bathrooms, one en-suite
- Kitchen with pantry and range cooker
- Scope to extend substantially and modernise
- Large driveway and car port
- Sold with no onward chain

# Floor Plan



MANOR ROAD NORTH,  
THAMES DITTON  
INTERNAL FLOOR AREA (APPROX.)  
2152 sq ft/200.0 sq m  
Excluding Eaves Storage



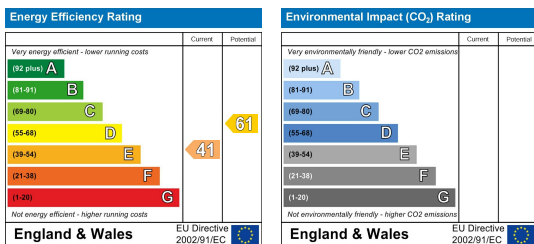
SECOND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

## Energy Efficiency Graph



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