

# HJC

HIGHER VALUES



## Couchmore Avenue

Esher, KT10 9AS

£1,195,000

An incredible and unusual contemporary home, tucked away off Couchmore Avenue. Immaculately presented to a high specification and featuring 4 double bedrooms and 3 bathrooms over 3 floors of living space. The show-stopping kitchen/dining/reception room flows seamlessly and opens onto a secluded, versatile landscaped garden via bi-folding doors. The ground floor also benefits from a separate lounge room to front, utility room and WC. The first floor comprises the master suite with ensuite bath/shower room, fitted wardrobes and dressing table, along with a further amply-proportioned double bedroom with its own ensuite, fitted storage and desk area. Two more bedrooms and a family bathroom on the second floor, with further built-in storage. This unique property is still under the original guarantee and has excellent energy efficiency. Outside to front is private off-street parking and to side is a carport using the additional width of the side return. Within easy reach of Hinchley Wood School.

- 4 double bedrooms
- Stunning contemporary house
- Open-plan kitchen/dining room/family room
- Parking for more than one car & carport
- Ample storage throughout
- 3 bath/shower rooms
- Immaculate presentation & unique design
- Bi-folding glass doors opening onto the garden
- Versatile landscaped garden
- Superb location and catchment for schools

# Floor Plan

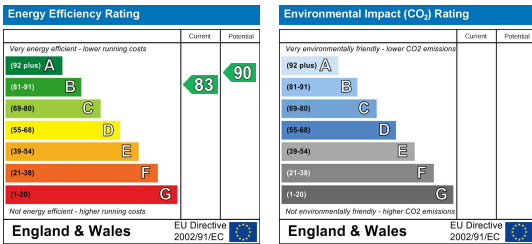
35A Couchmore Avenue, Esher

Approximate Gross Internal Area: 178.8 m<sup>2</sup> ... 1925 ft<sup>2</sup>



All measurements are approximate and for illustrative purposes only. Not to scale.

## Energy Efficiency Graph



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