

HJC

HIGHER VALUES



Couchmore Avenue

Esher, KT10 9AX

£1,200,000

Built in 2011 and tucked away in a family-friendly cul de sac in 'outstanding' school catchment sits this well-appointed 5 double bedroom, 3 bathroom, semi-detached home of over 2200 sqft. Boasting a generous square footage and arranged over 3 floors with large ground floor rear reception that opens via twin French doors to a patio terrace and on to a south facing, mature garden. There are three well-proportioned bedrooms to first floor, including the principle suite with dressing room and Juliette balcony. Two further double bedrooms are located on the top floor with wrap around eaves storage. Further benefits from a separate utility with side access, an integrated garage and off street parking for 2 cars – a complete package.

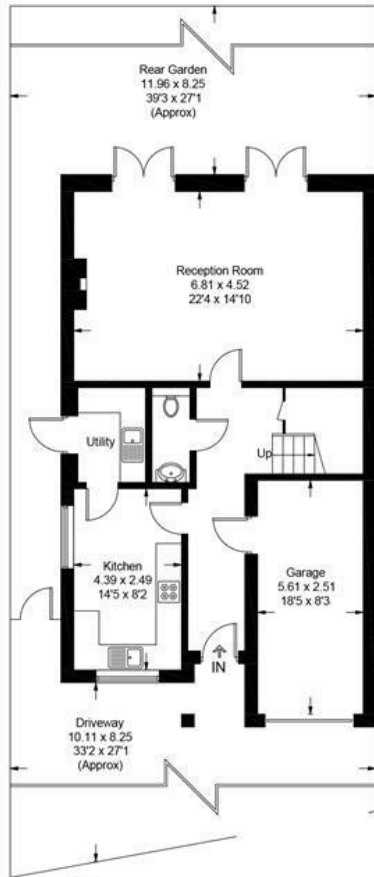
Material Info: Brick Walls & Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Likely Outdoor: Likely.

- Impressive rear reception room
- 5 bedrooms, 3 bathrooms
- Walking distance to two stations
- Off street parking for two cars
- Scope to extend and convert
- Close to Hinchley Wood Primary and Secondary
- Built in 2011, EPC score 80
- South facing garden
- Underfloor heating on 2 floors
- Close to green spaces

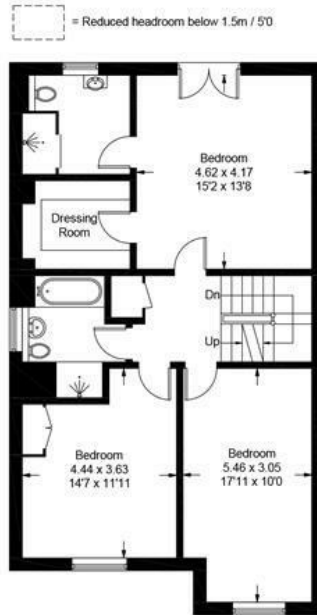
Floor Plan

Couchmore Avenue, KT10

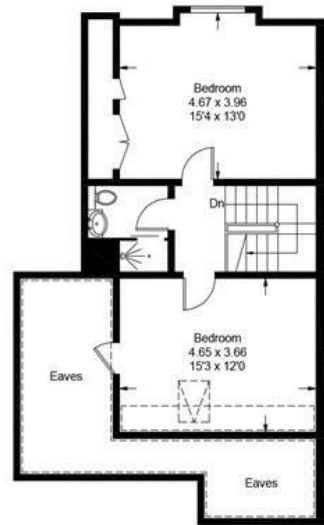
Approximate Gross Internal Area = 211.7 sq m / 2279 sq ft
 (Including Garage / Excluding Eaves)
 Eaves = 17.1 sq m / 184 sq ft



Ground Floor



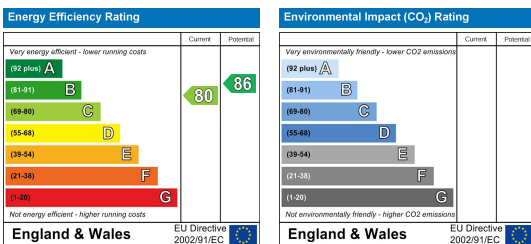
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131706)

Energy Efficiency Graph



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