

# HJC

HIGHER VALUES



## Manor Road North

Esher, KT10 0AD

£1,300,000

This detached 4 bedroom family home, set on a plot in excess of 1/3 of an acre in a prime Hinchley Wood location, is in need of a full schedule of modernisation from top to toe, it could be improved and extended STPP to make it your own. Spread over 3 floors: downstairs comprises front reception room with original wood flooring and fireplace, an open-plan dining/kitchen area with adjoining office, both opening to the impressive garden. Also a handy separate shower WC room. On the first floor are 3 bedrooms and family bathroom and the landing leads up another staircase to a loft room. The 200ft mature south east facing garden is hard to beat, with established trees and its own outbuilding with mezzanine and power - perfect as an office or children's playhouse/storage. The main house also benefits from a versatile annex with its own bathroom, kitchen, reception room and private patio garden, useful for au pair, relatives or visitors. 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 family home
- Impressive 200ft south east facing garden
- In need of extensive modernisation
- Separate insulated garden cabin
- Lovely large plot
- Separate annex with private patio garden
- Parking for multiple vehicles
- Close to Hinchley Wood schools

Floor Plan

Manor Road, North

Approximate Gross Internal Area = 167.0 sq m / 1798 sq ft  
Annexe = 37.7 sq m / 406 sq ft  
Summer House = 23.4 sq m / 252 sq ft  
Total = 228.1 sq m / 2456 sq ft

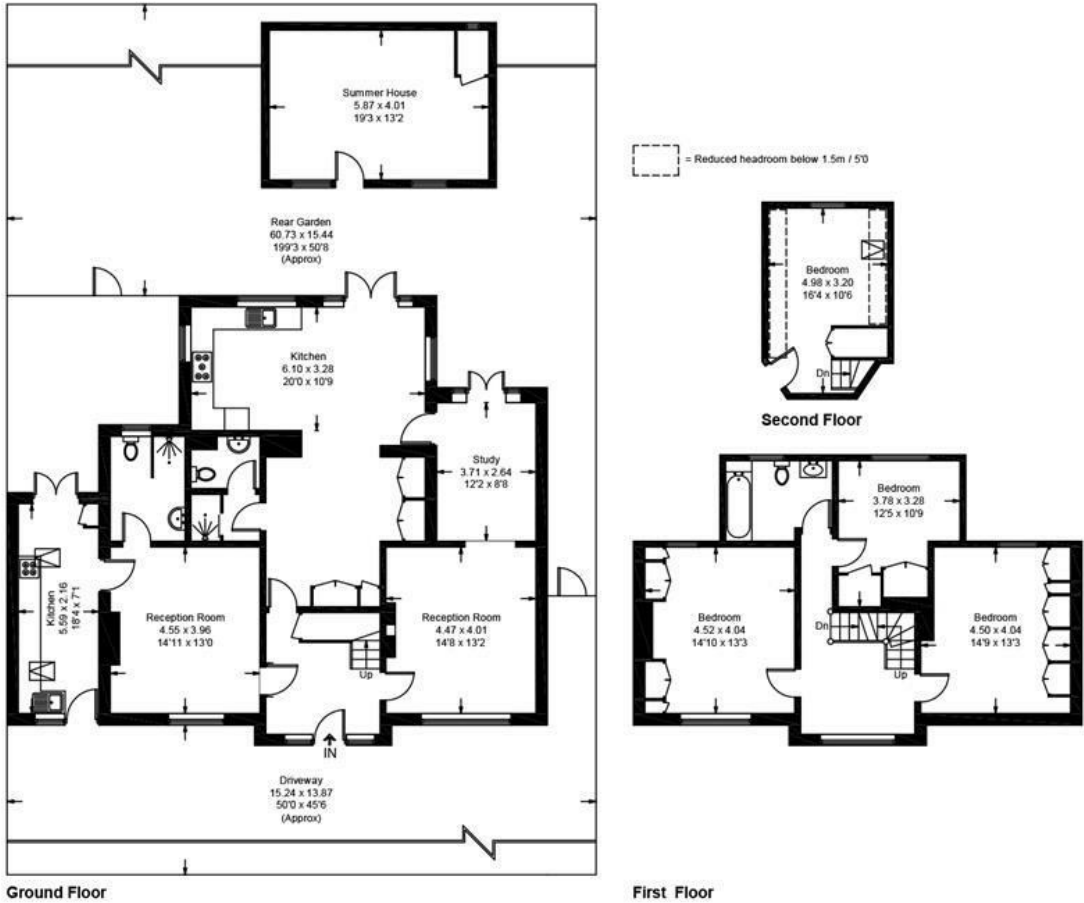
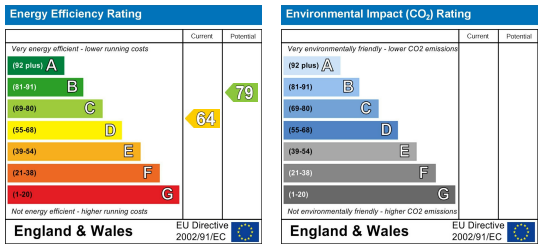


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187581)

Energy Efficiency Graph



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