

## Charlotte Mews, Heather Place Esher



**£549,950 Freehold**

- Modern family house
- Through reception room
- Offered for sale with no chain
- Garage and off-street parking
- Moments to Esher High Street
- Two double bedrooms
- Modern fitted kitchen and bathroom
- Lovely private rear garden
- Quiet gated mews location
- Sought-after local schools close by

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## Charlotte Mews, Heather Place, Esher, Surrey KT10 8NL

A beautifully presented modern family house with two double bedrooms, garage, lovely private rear garden, and offered for sale with no chain. Charlotte Mews is situated at the end of Heather Place and is accessed via a secure gated entrance. This tucked away and quiet mews location is only moments from the amenities of Esher High Street. Cafes, bars, wonderful restaurants, Waitrose supermarket, and Everyman cinema are all close by. Sought-after local schools, green spaces, and local bus services are all nearby.

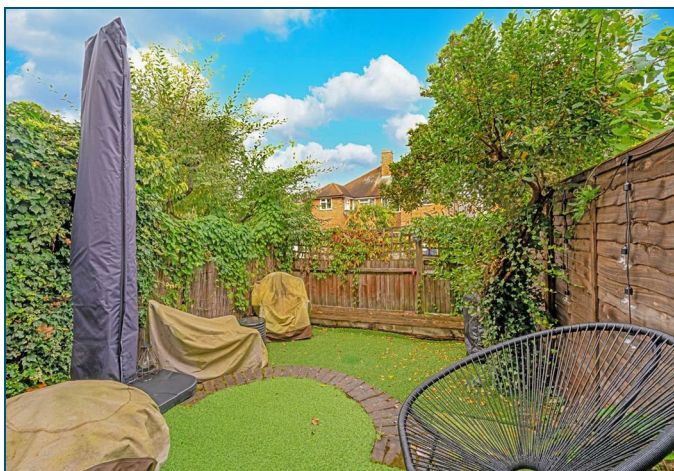
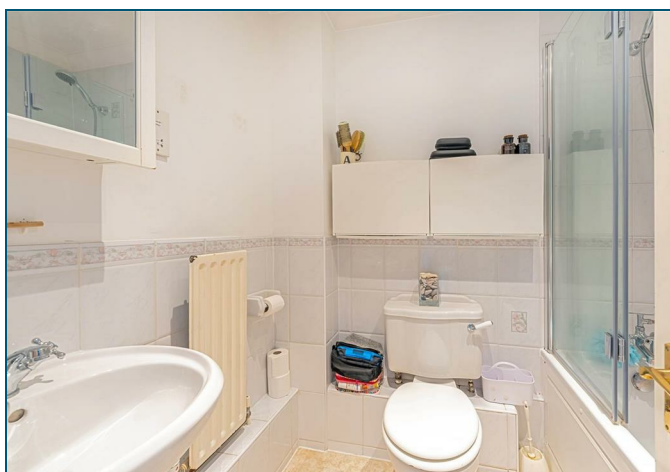
An entrance hallway has space for cloaks storage, double-glazed window, built-in understairs storage cupboard with space for fridge / freezer and doors to all rooms. The front aspect and southeast facing kitchen has a range of modern fitted units, integrated oven, four ring gas hob, and an extractor fan. There is space and plumbing for a washing machine, integrated dishwasher, and space for a fridge / freezer. The gas central heating combination boiler is concealed, and wall mounted and there is a double-glazed window. There is a garden facing through reception room with ample space for sitting and dining reception areas. Double-glazed French style doors lead to the garden and there is space for a study area. The ground floor cloakroom W.C has a wall mounted sink unit, radiator, and part tiled walls.

Stairs lead to the first floor landing with doors to all rooms. The principal bedroom is rear aspect and has a built-in wardrobe. There is a front aspect second double bedroom with a built-in over stairs storage cupboard. The family bathroom and W.C has a modern fitted suite with a bath with a wall mounted shower attachment and shower screen. There is a pedestal wash hand basin, radiator, part tiled walls, extractor fan and a shaver point. Additional features include beautifully presented décor throughout the home, wood flooring, double-glazing and gas central heating.

Outside there is a patio front garden with space for a sitting area and a tap. The lovely private rear garden has artificial lawned and slate tiled areas and a tap. There is a garage in a nearby block situated adjacent to the house with an up and over door, and unallocated residents off-street parking spaces.



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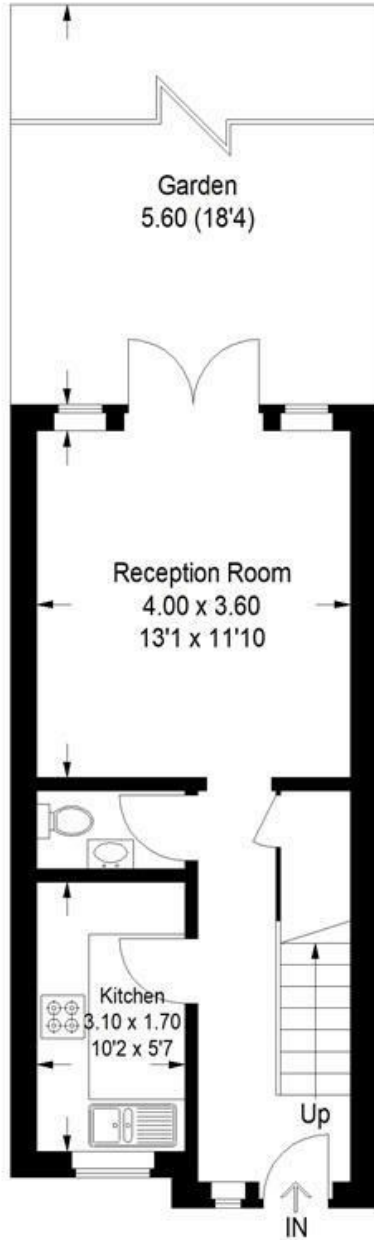
## Charlotte Mews

Approximate Gross Internal Area

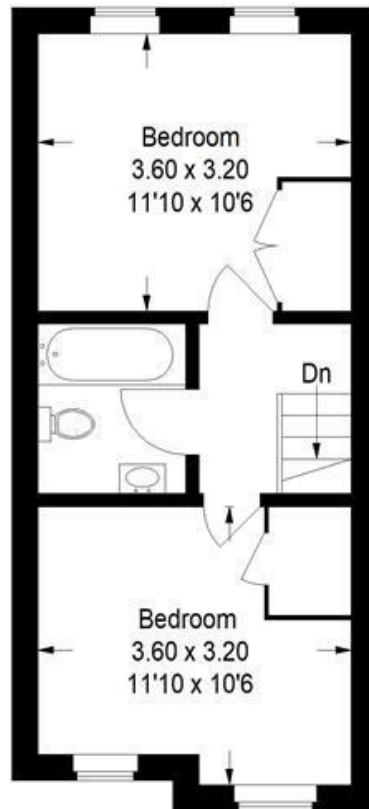
61.5 sq m / 662 sq ft

Garage = 6.9 sq m / 74 sq ft

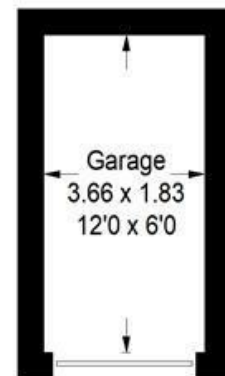
Total = 68.4 sq m / 736 sq ft



**Ground Floor**  
334 sq ft / 31.0 sq m

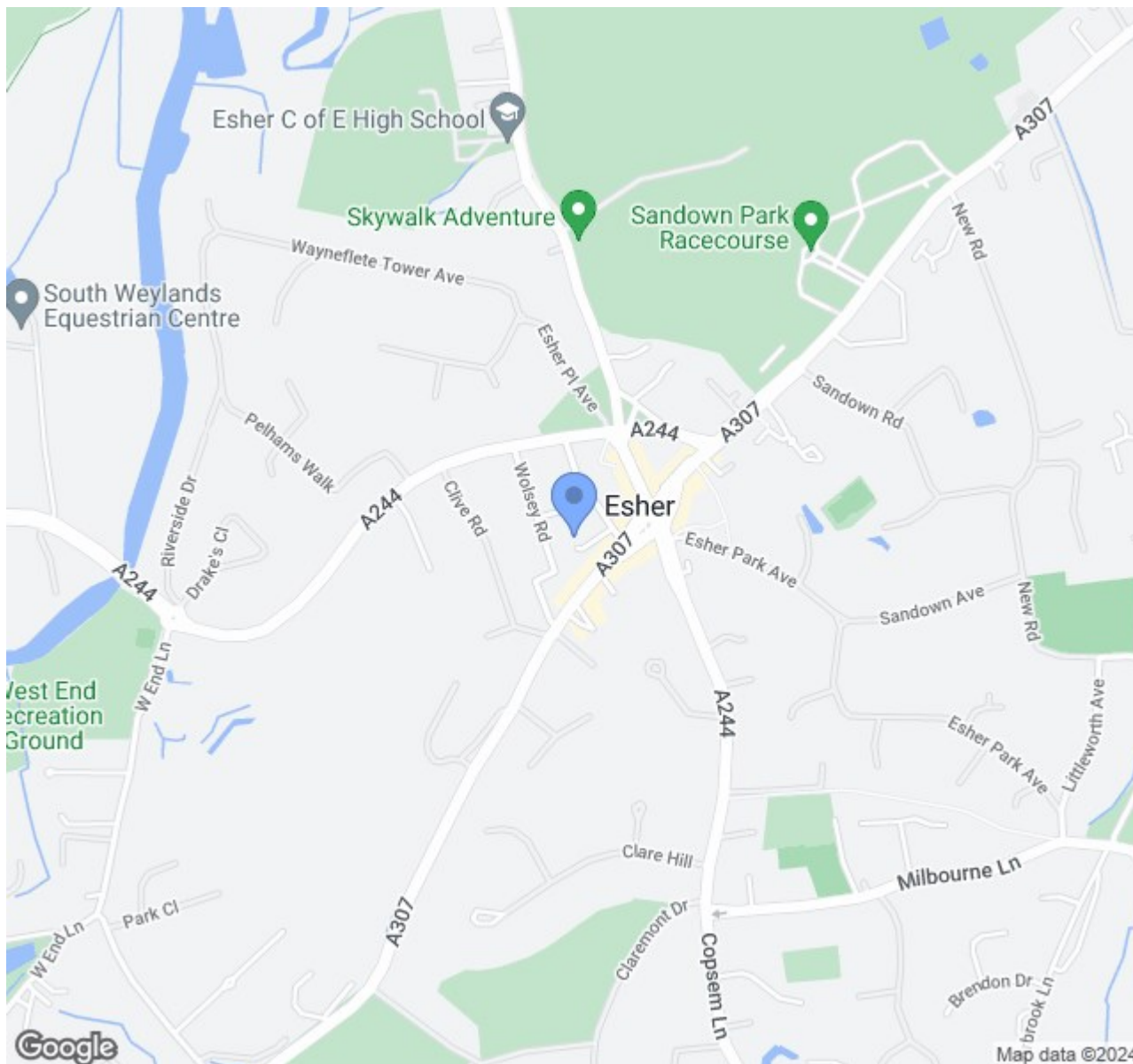


**First Floor**  
328 sq ft / 30.5 sq m



**Garage**  
74 sq ft / 6.9 sq m  
(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1009316)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*