



Summary:

Offering generous living space and excellent scope for improvement, this property presents a fantastic opportunity for buyers looking to personalise a home and potentially extend, subject to the usual planning permissions. The accommodation comprises an entrance hallway leading through to a bright reception room with doors opening into the rear conservatory, creating a natural link to the garden. To the front sits a spacious kitchen/dining room, well laid out and functional, with clear potential to modernise or reconfigure depending on a buyer's vision. Upstairs, the first floor provides three genuine double bedrooms along with a family shower room. Externally, the rear garden enjoys a private aspect with no direct overlooking and features an outbuilding currently divided into two separate storage areas, offering flexibility for hobby space, workshop use or future adaptation.

3 bedroom family home

Well presented

large rear and private rear garden

Located in close proximity to Hinchley Wood School

No onward chain

Potential to extend STPP



BANKSIDE DRIVE KT7

APPROX. GROSS INTERNAL FLOOR AREA 1188 SQ FT / 110.35 SQ METRES
 APPROX. SHED & STORE AREA 110 SQ FT / 10.22 SQ METRES
 TOTAL AREA 1298 SQ FT / 120.57 SQ METRES

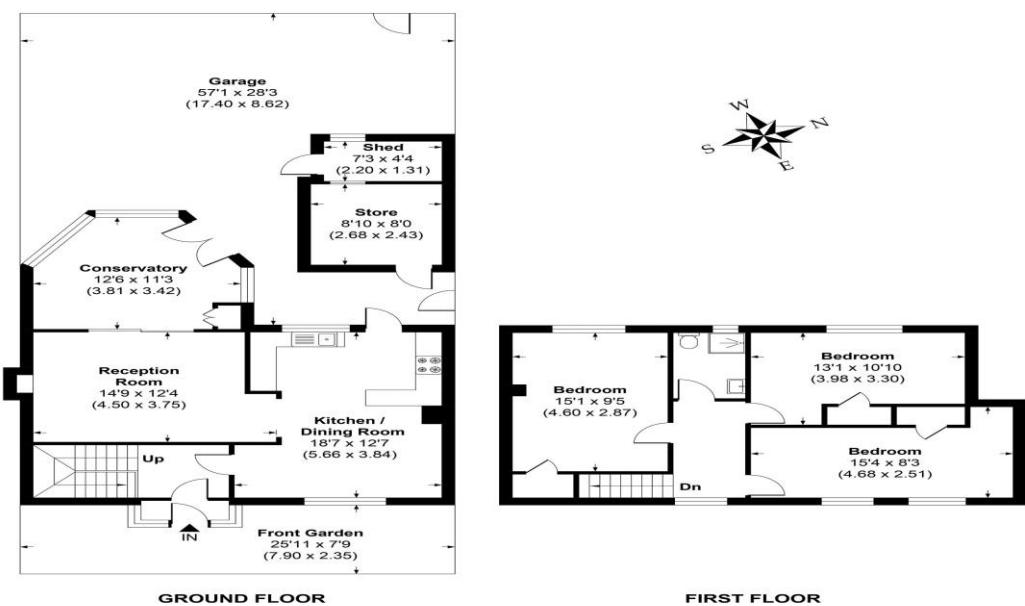


Illustration for identification purposes only, measurements are approximate.

Tenure: Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	77
(81-91)		B	57
(69-80)		C	
(55-68)		D	
(39-54)		E	
(23-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.