

## 2, Tellisford, Esher, KT10 8AE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>78</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		



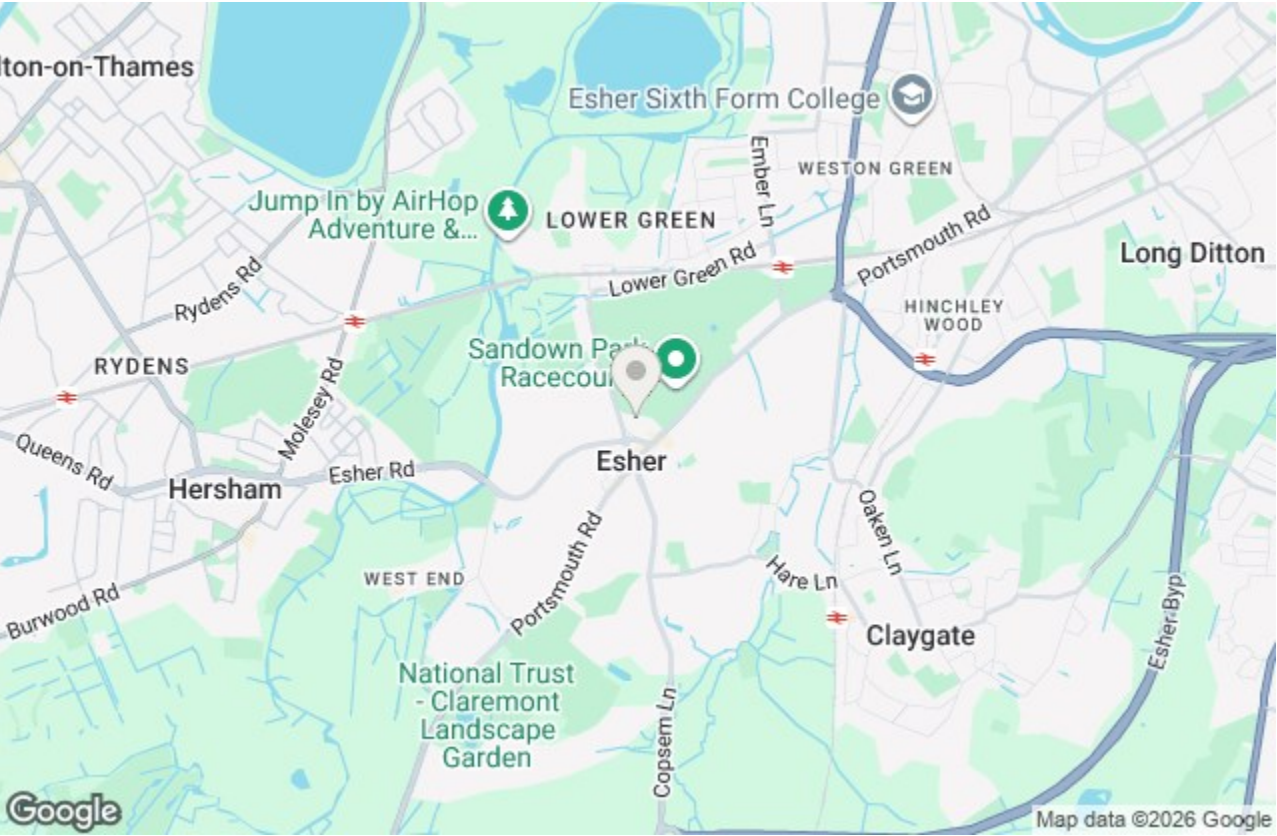
### £1,400,000 Freehold

Harmes Turner Brown are pleased to present this delightful four-bedroom detached house situated in a popular cul-de-sac located behind Esher Green and just a short stroll from the town centre, where you can enjoy a variety of shops, cafes, and local amenities. The property is also just under a mile from Esher Station with direct access to London Waterloo in under 30 minutes.

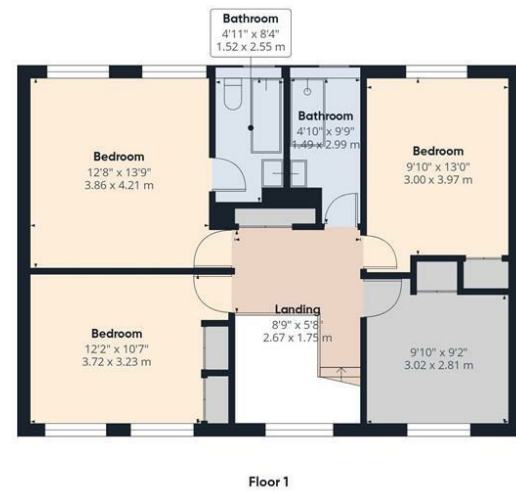
As you enter the home, you will be greeted by a large entrance hall with elegant wood flooring that flows throughout the ground floor, creating a warm and inviting atmosphere. The spacious dual aspect reception room is a standout feature, providing ample natural light and a seamless connection to the garden, making it an ideal space for both relaxation and entertaining. There is a kitchen/breakfast room with fitted appliances, a separate study and guest WC off the hallway.

Upstairs, there are four well-proportioned bedrooms with a separate family bathroom and an en-suite off the main bedroom. This property is perfect for families or those seeking extra space. Outside there is a large garden and covered garage area whilst to the front is a lawned garden and off street parking for two cars.

This detached house is not just a home; it is a lifestyle choice, offering a tranquil setting while being conveniently close to the amenities of Esher. With its appealing features and prime location, this property is sure to attract interest from discerning buyers looking for a family home in a sought-after area. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing. Council tax band G. NO ONWARD CHAIN.



# Tellisford, Esher, KT10 8AE



Approximate total area<sup>(1)</sup>  
1553 ft<sup>2</sup>  
144.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- POPULAR CUL-DE SAC POSITION
- CLOSE TO ESHER TOWN CENTRE
- FOUR BEDROOMS
- DETACHED
- THREE RECEPTION ROOMS
- DUAL ASPECT LIVING ROOM
- DOUBLE GAZING
- OFF STREET PARKING
- NO ONWARD CHAIN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

