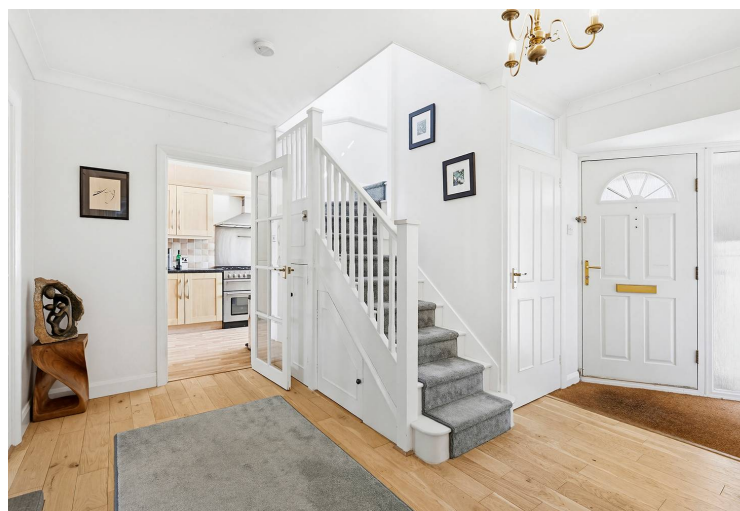




8 Wolsey Road, Esher

£1,200,000 | £3,400 pcm Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

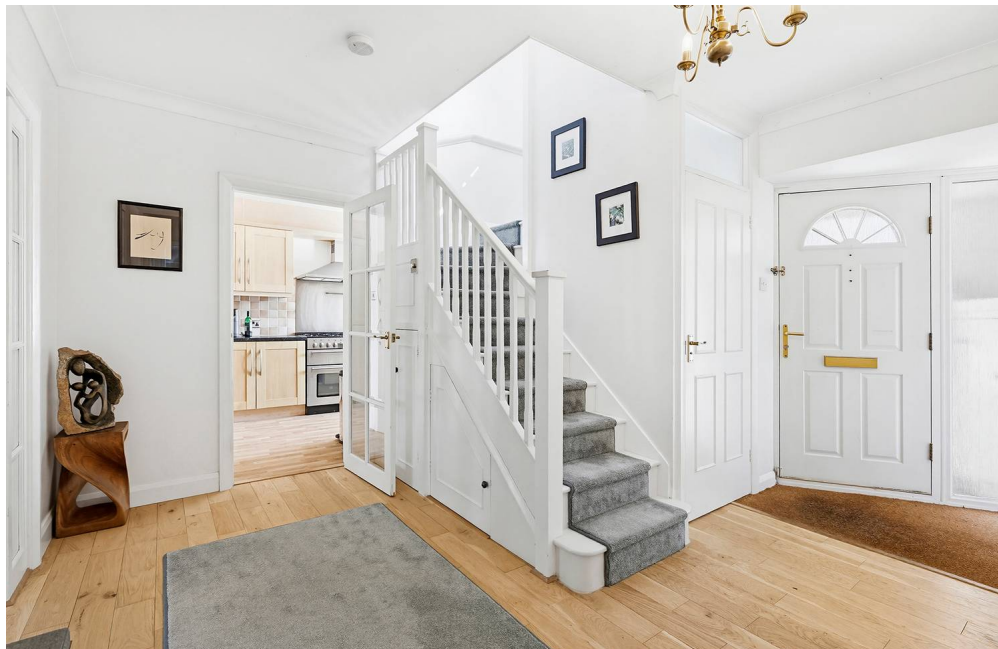
EPC Environmental Impact Rating: E



Ivly Gate are delighted to introduce to the market this well-presented and deceptively spacious 3/4 bedroom semi-detached family home, ideally positioned on the ever-popular Wolsey Road in Esher.

To the ground floor, you are welcomed by a generous entrance hall which immediately sets the tone for the space on offer. From here, there is a bright and comfortable reception room to the front, leading through to a separate dining room at the rear with direct access out to the garden. The kitchen sits adjacent, well laid out with ample storage and workspace, with further scope to reconfigure or extend (STPP) should a buyer wish to create a larger open-plan kitchen/dining/living space. A separate study to the front provides a perfect work-from-home setup, alongside a useful utility area and additional storage.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, all arranged off a central landing. The loft has been



- Four-bedroom semi-detached family home
- Study/home office and utility area
- Off-street parking
- Spacious and well-balanced accommodation throughout
- Generous rear garden with decked entertaining area
- Offered unfurnished
- Available from 1st August

