



Hillmont Road, Esher, KT10 9BA

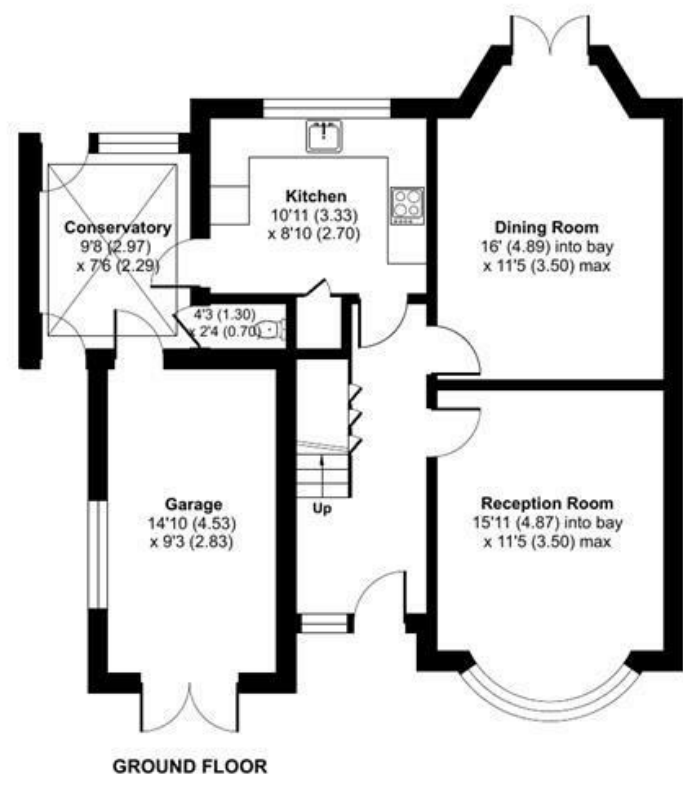
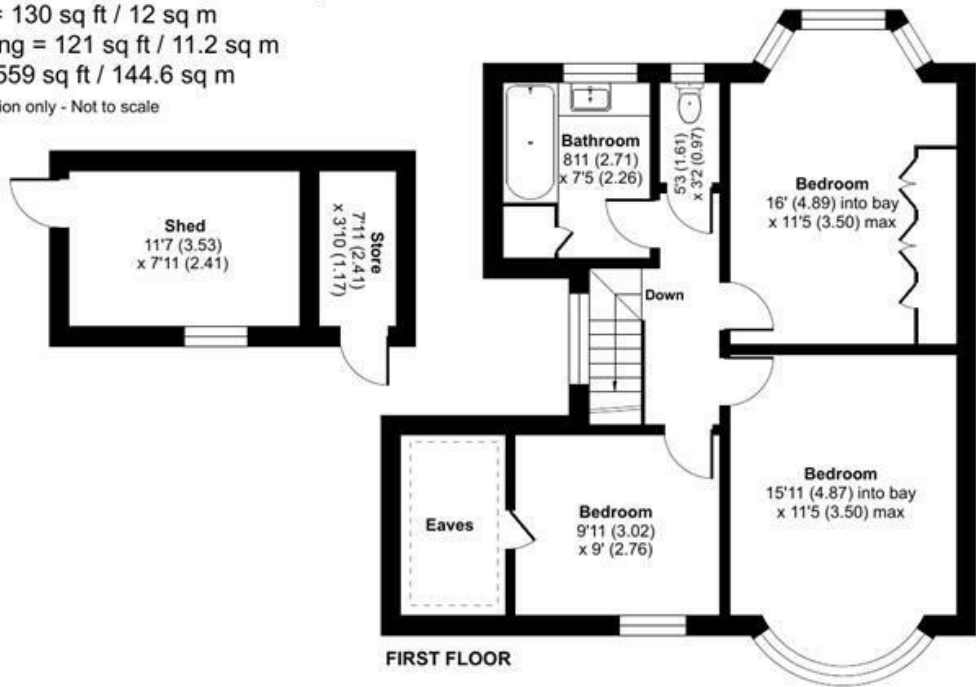
An outstanding three-bedroom traditional detached house with extensive accommodation and a beautiful landscaped garden. Rarely available on the quiet North side of Hillmont Road, with Hinchley Wood Station and shopping parade a short walk away. The many benefits include two large reception rooms with polished parquet flooring. The front sitting room includes a large bay window. The rear dining room enjoys a feature fireplace and French doors opening to the garden. There is a good size separate fitted kitchen with appliances and a separate conservatory/utility area with access to the garden and garage. Ground floor wc. There is a welcoming entrance hall, also with parquet flooring. On the first floor, two large double bedrooms with fitted wardrobes and a very good size third bedroom with generous eaves' storage. There is a modern white bathroom suite with a shower over the bath and a separate wc. To the rear is a beautifully landscaped, secluded garden including stone terraces, a pagoda, mature planting, palm trees and lawn. There is a coordinating front garden with a stone driveway leading to the garage. A truly lovely home.

Guide Price £1,050,000 Freehold

EPC Rating: D

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Approximate Area = 1255 sq ft / 116.5 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Garage = 130 sq ft / 12 sq m
 Outbuilding = 121 sq ft / 11.2 sq m
 Total = 1559 sq ft / 144.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1401205

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitments and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	75
England & Wales		EU Directive 2002/91/EC	

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