



Matthew James

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Soprano Way, Esher, KT10 0DG

An excellent modern four-bedroom, two-bathroom end of terrace house set in a quiet cul-de-sac within a select gated-development. Located within walking distance of Hinchley Wood Station and shopping parade with highly regarded local schools close by. The many benefits include an impressive living room offering ample lounge and dining space and bi-folding doors open to the garden. There is a separate sleek contemporary kitchen breakfast room with integral appliances. There is a welcoming entrance hallway with ground floor wc and the remaining garage area is used as a utility room. On the first floor is a master bedroom with a modern ensuite shower room. There are two further double bedrooms, a single bedroom and a modern family bathroom. Double glazing and gas central heating. To the rear is a south-west-facing landscaped garden and there is driveway parking at the front. Council tax band F. We are informed the estate charge is £409.74 pa A lovely modern family home.

Guide Price £769,950 Freehold

EPC Rating: C

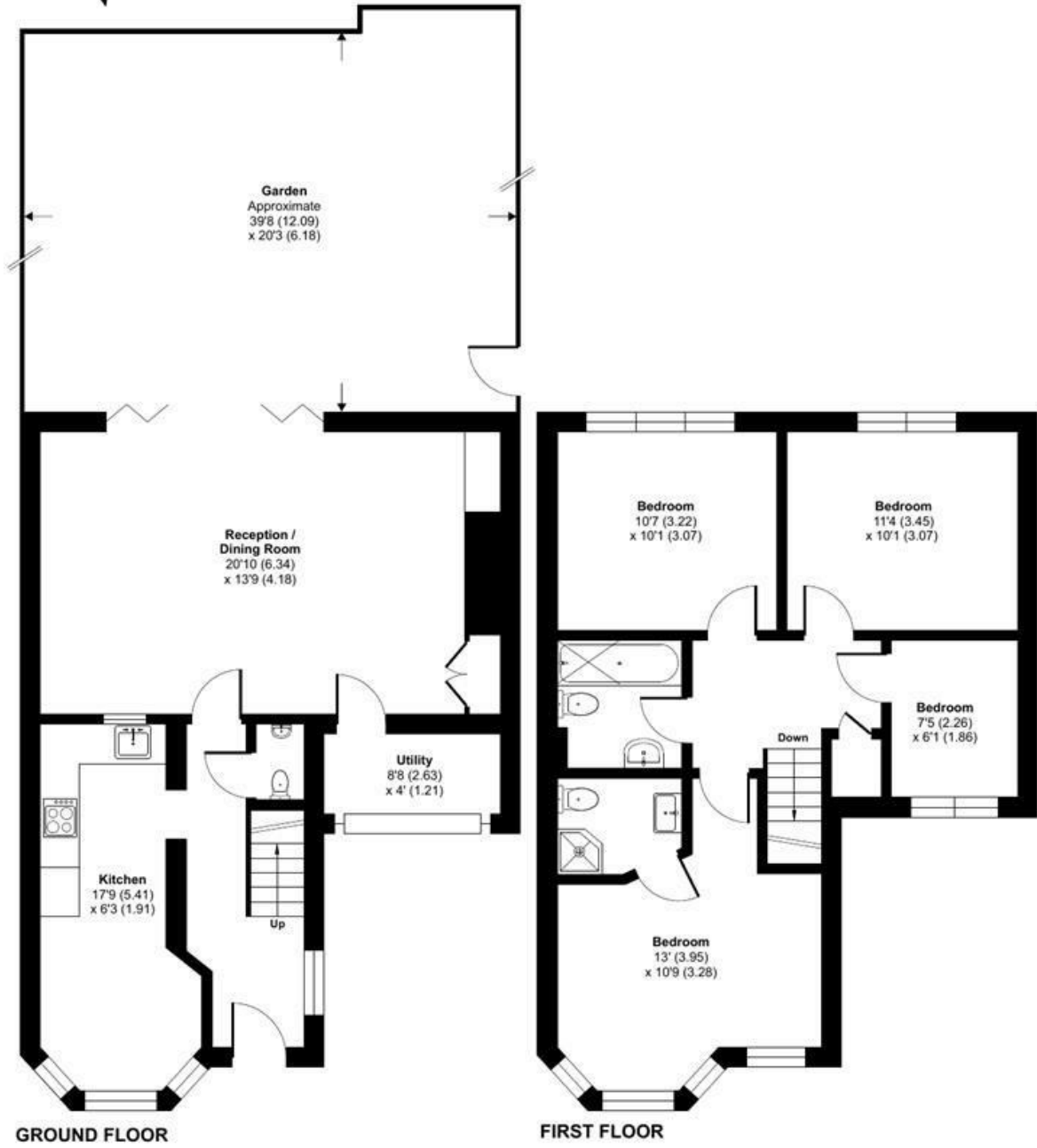
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Approximate Area = 1104 sq ft / 102.5 sq m

Garage = 35 sq ft / 3.2 sq m

Total = 1139 sq ft / 105.7 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: 1433135

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			
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	