



**Park Road
Esher, KT10 8NP**

Guide Price £880,000

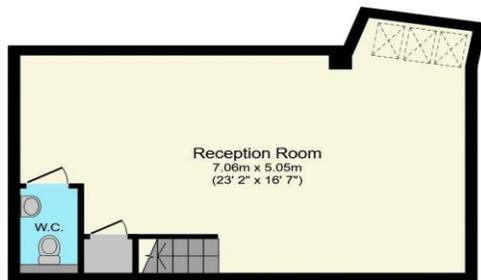
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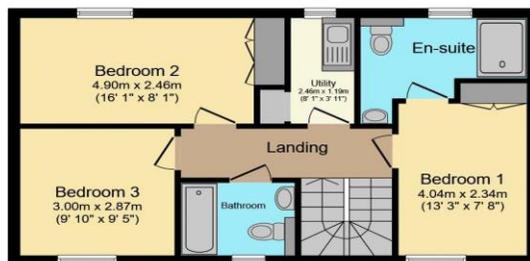
MAIN FEATURES:

- **Beautifully Presented Character Filled End of Terrace Cottage Arranged Over Three Floors**
 - **Large Modern Kitchen/Breakfast Room Following onto the Lounge**
 - **Good Size Lower Ground Floor Reception Room with W/C**
 - **Master Bedroom with En-suite**
 - **Two Further Double Bedrooms & Modern Family Bathroom/WC**
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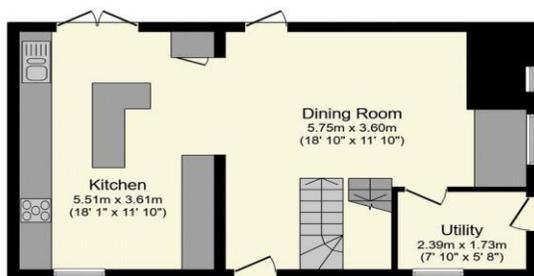
Ideally situated on one of Esher's most desirable roads, this wonderful property exudes charm and character while offering well-presented accommodation arranged over three thoughtfully designed floors. From the moment you step inside, the quality of finish is evident, with superb slate flooring running seamlessly through the kitchen, dining and reception areas. The ground floor welcomes you with a bright and spacious dining room, featuring two generous sash windows and direct access to the south-west facing courtyard. A striking glass floor panel adds a contemporary touch, allowing natural light to filter down to the expansive reception room below. The kitchen is beautifully appointed with ample units, integrated appliances, a central island and double doors opening to the courtyard, while a versatile storeroom provides both internal and external access. Steps lead to the lower ground floor, where the impressive reception room is illuminated by three skylights. A cloakroom and additional storage complete this flexible space. The first floor hosts the master bedroom with built-in wardrobes, a modern en suite and lovely views over the church. Two further



Lower Ground Floor
Floor area 43.1 sq.m. (464 sq.ft.) approx



First Floor
Floor area 51.7 sq.m. (556 sq.ft.) approx



Ground Floor
Floor area 51.7 sq.m. (556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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