



## Summary:

Comprising, pretty front garden with potential (subject to council consent) to create off street parking for one car, reception room which leads into the dining room which in turn leads into a lovely kitchen. We believe the open plan feel to the ground floor is perfect for entertaining. Also to the ground floor is a spacious bedroom with en-suite bathroom. The rear garden offers a decked area, lush borders and a shed to the rear. Leading up the stairs to the first floor are two double bedrooms and a stylish shower room. This delightful cottage is deceptively large and will no doubt appeal to a wide audience including young families drawn to the highly sought after School catchment area, whilst also offering the potential to further extend (STPP). The property would also suit down sizers seeking a peaceful and friendly location within easy reach to many local amenities.

**In catchment for the local schools**

**Three bedrooms**

**Good decorative condition**

**Highly regarded location**

**Quiet and safe Cul De Sac**

**Large rear garden**



GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold

Council Tax: E

Local Authority: Elmbridge Borough Council

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	81
(81-91)		B	67
(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	
www.EPC4U.COM			

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.