

24a, Manor Court, Hinchley Wood, Surrey, KT10 0SR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(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	
79	
England & Wales	EU Directive 2002/91/EC



£2,000 Per Calendar Month

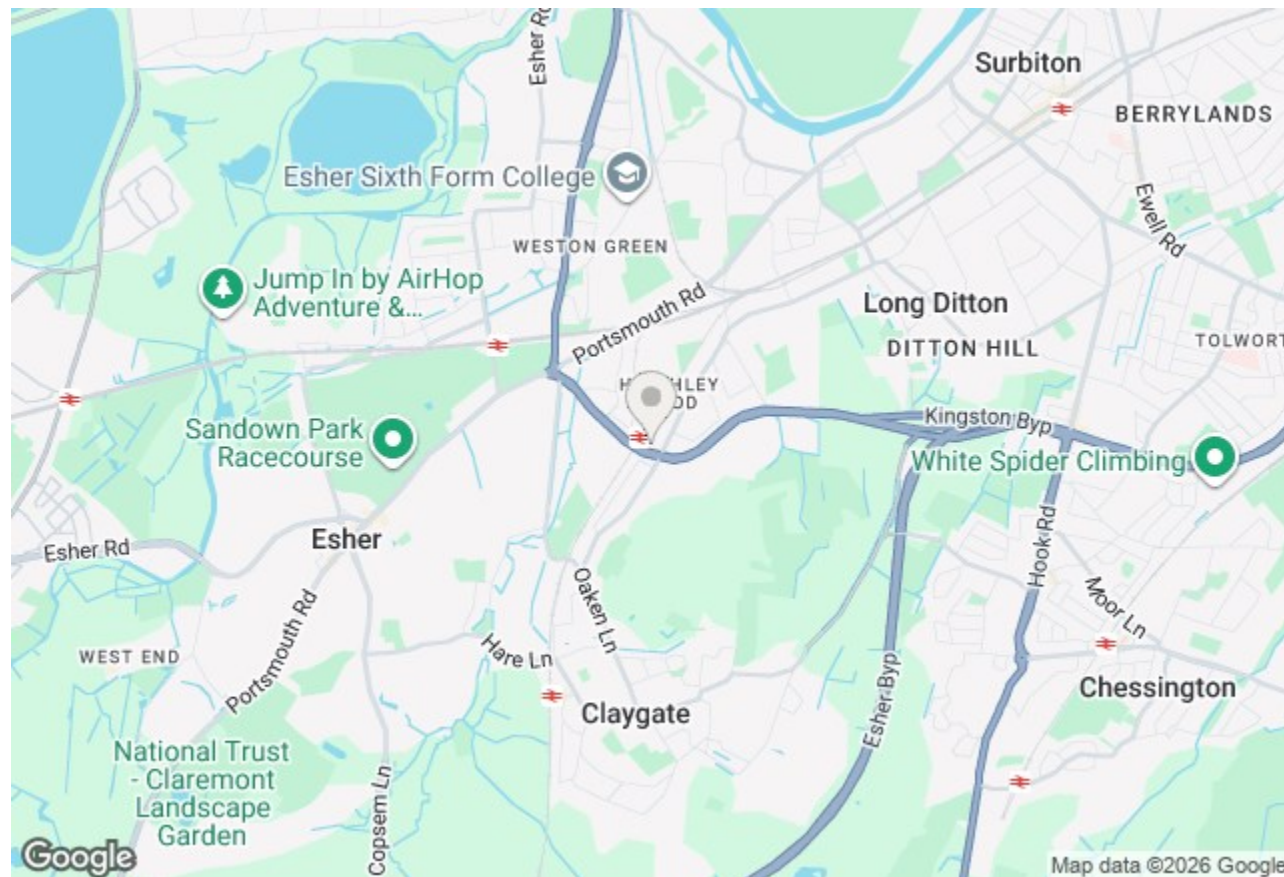
Nestled in the charming area of Manor Court, Station Approach, this delightful three-bedroom split-level maisonette offers a perfect blend of comfort and convenience. Set around a picturesque green, the property is ideally located close to local shops and the Hinchley Wood train station, making it an excellent choice for commuters and families alike.

Upon entering, you will be greeted by a modern fitted kitchen that is both stylish and functional, providing an inviting space for culinary creations. The layout of the maisonette is thoughtfully designed, with ample living space that flows seamlessly across the split levels. The two well-proportioned bedrooms are on the top floor with a dressing room offering ample space for clothes and belongings whilst the first floor includes the third bedroom but could easily be used as a dining room.

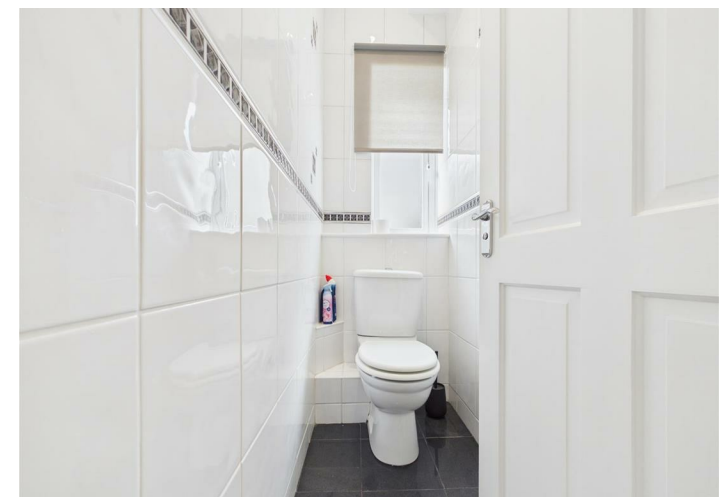
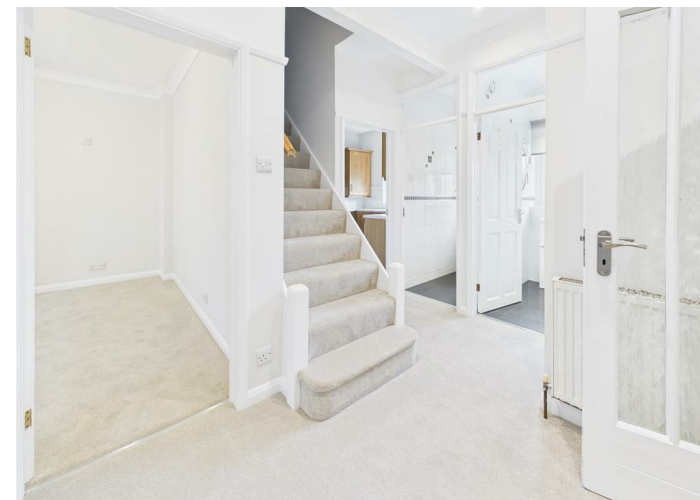
The bathroom features a separate WC, adding to the practicality of the home. Outside, residents can enjoy the communal gardens, which provide a lovely area for relaxation and socialising. Additionally, there is a convenient store shed located at the rear, perfect for storing gardening tools or outdoor equipment.

This property is an excellent opportunity for those seeking a comfortable home in a desirable location, surrounded by greenery and within easy reach of essential amenities.

Internal viewings are highly recommended.



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Approximate total area[®]
 1011 ft²
 93.8 m²
 Reduced headroom
 13 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- THREE BEDROOM SPLIT LEVEL MAISONETTE
- CLOSE TO HINCHLEY WOOD TRAIN STATION
- MODERN KITCHEN AND BATHROOM WITH SEPARATE WC
- COMMUNAL GARDENS AND BRICK BUILT STORE TO REAR
- AVAILABLE NOW
- BEAUTIFULLY PRESENTED
- SET AROUND PRETTY GREEN WITH LOCAL SHOPS
- DRESSING ROOM TO TOP FLOOR
- MUST BE SEEN