JAMES NEAVE
THE ESTATE AGENTS



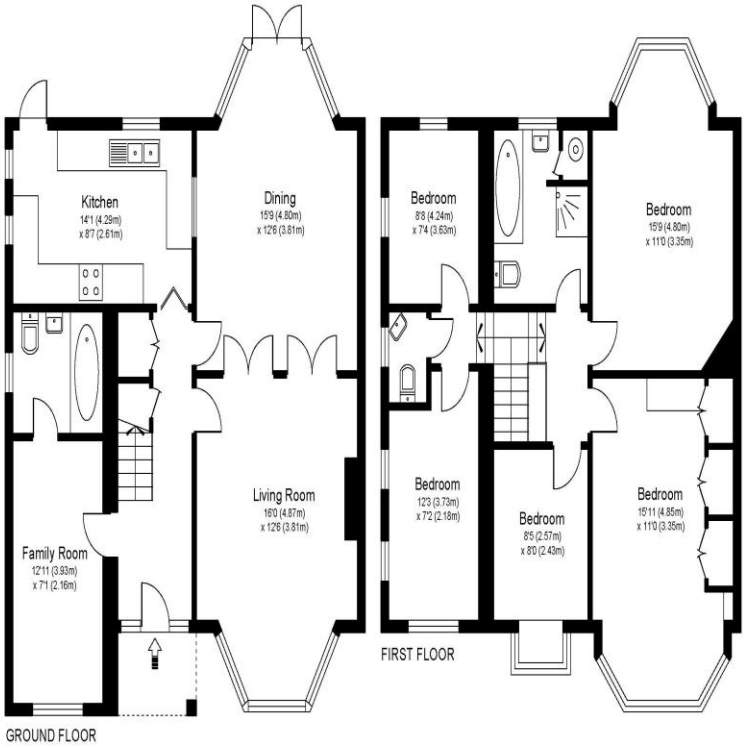
35 Manor Drive Esher Surrey KT10 0AU

£3750pcm + Initial deposit





MANOR ROAD, ESHER, SURREY, KT10



Approximate Gross Internal Floor Area: 134 m sq / 1445 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This Five / Six semi-detached home offers wonderfully versatile space in a highly desirable street in Esher, ideally suited for family life. The property is well presented throughout, finished in neutral tones, and benefits from double glazing alongside gas central heating. To the front, off-street parking provides everyday convenience. Upon entry, the hallway leads to the kitchen at the rear, which is a good size and well equipped with integrated white goods, alongside plenty of cupboard and work surface space. Main reception spaces open off to the side, where the main living room can be kept distinct or opened into the dining room, providing a flexible layout with ample room for relaxation and entertaining. Additionally, a further room located on the ground floor features its own en-suite bathroom, offering great flexibility as a sixth bedroom suite, a practical home office, or a children's playroom. Upstairs, the layout comprises two particularly generous double bedrooms alongside three further practical bedrooms. Built-in storage is abundant throughout, complemented by accessible loft space. The main family bathroom is modern and well-appointed with both a bath and a separate walk-in shower, supported by an additional cloakroom on the same level. Outside, the large rear garden features a patio area ideal for outdoor dining, leading onto an expanse of lawn. Set in a prime location, the property enjoys convenient access to local schools, the amenities of Hinchley Wood, and the excellent transport links and attractions of Esher. Available NOW, unfurnished. EPC Rating D.













AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.