

Montgomery Avenue, Esher, KT10

£995,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



Summary:

Built in the 1930's and significantly extended in 2004 this home offers a flexible footprint. Presented to the market in good decorative condition throughout, this much-loved family home is located on a desirable residential road, within close proximity to both Hinchley Wood and Thames Ditton. The property comprises; large driveway/front garden with garage and space for several cars, welcoming front porch, entrance hallway, under stairs storage, family bathroom, two lovely reception rooms both with bay windows, which could be used as bedrooms, and a good sized bedroom. At the back the family living room and spacious open plan kitchen / dining room lead out to the well-tended rear garden. The ground floor also boasts high ceilings and original parquet flooring in most rooms. Leading up the stairs to the first floor are two generous bedrooms with en-suite bathrooms

Detached

Spacious Bungalow

Potential to extend

Good decorative condition

Quiet residential road

Off street parking for several cars

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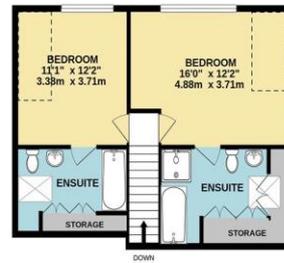
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GROUND FLOOR
1323 sq.ft. (123.0 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 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 mis-statement. This plan is for illustrative purposes only and should 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: G

Local Authority: Elmbridge Borough Council

EPC Rating:

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 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.