

Eastmont Road, Esher, KT10

£850,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

This lovely home comprises; generous driveway/front garden with space for 2 cars and welcoming front porch. Branching off the entrance hallway is a bright reception room with large bay windows and feature fireplace, dining room with doors leading out to the rear garden, spacious family room with vaulted ceiling and separate WC. The well-appointed and extended kitchen gives direct access to the rear garden through the patio doors, and also offers a large utility room. The rear garden benefits from patio area, shed and lush borders. Leading up the stairs to the first floor are two large double bedrooms, third bedroom/study and main family bathroom. To the second floor is a 4th bedroom with natural light streaming through three Velux windows.

Spacious family home

4 bedrooms

Moments away from Hinchley Wood village/station

Well presented throughout

Within catchment for the highly sought after local schools

1935s home with plenty of original features

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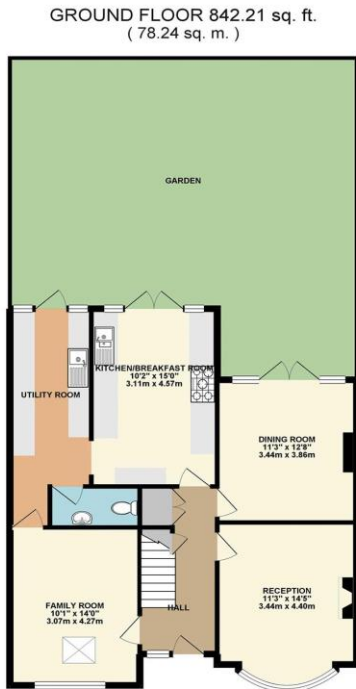
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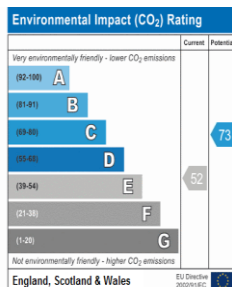
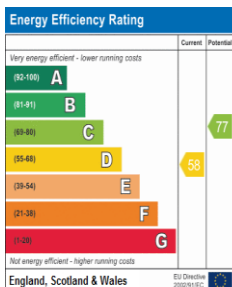
Within catchment for the highly sought after local schools

Property with plenty of original features



TOTAL FLOOR AREA : 1622.64 sq. ft. (150.75 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. Made with Metropix ©2019



Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating: D

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.