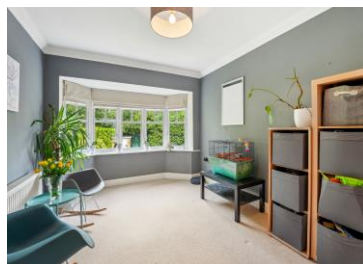
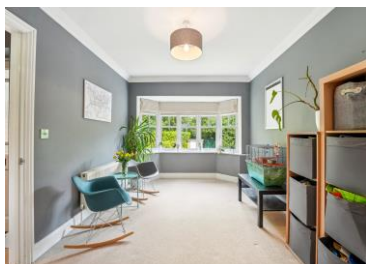


Haven Place, Portsmouth Road, Esher, KT10

£1,400,000 Freehold

6 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™



Summary:

The accommodation comprises off-street parking for two vehicles, a large double garage, and a welcoming entrance hallway. To the front of the property is a study, ideal for home working, and to the rear is a spacious open-plan reception/dining room leading into a conservatory—an ideal space for entertaining. Also on the ground floor is a generous eat-in kitchen with an adjoining utility room. The rear garden offers a high degree of privacy, backing onto woodland and not being overlooked. On the first floor are four well-proportioned double bedrooms, all with built-in storage. The principal bedroom benefits from an en-suite shower room. There is also a fifth bedroom and a modern family bathroom on this floor. The second floor hosts a substantial sixth bedroom.

Imposing detached family home

Forming part of 4 houses on a private road

Peaceful setting

Large plot

Off street parking for 2 cars

Large double garage

Haven Place, Portsmouth Road, Esher, KT10

£1,400,000 Freehold

6 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™

Imposing detached family home

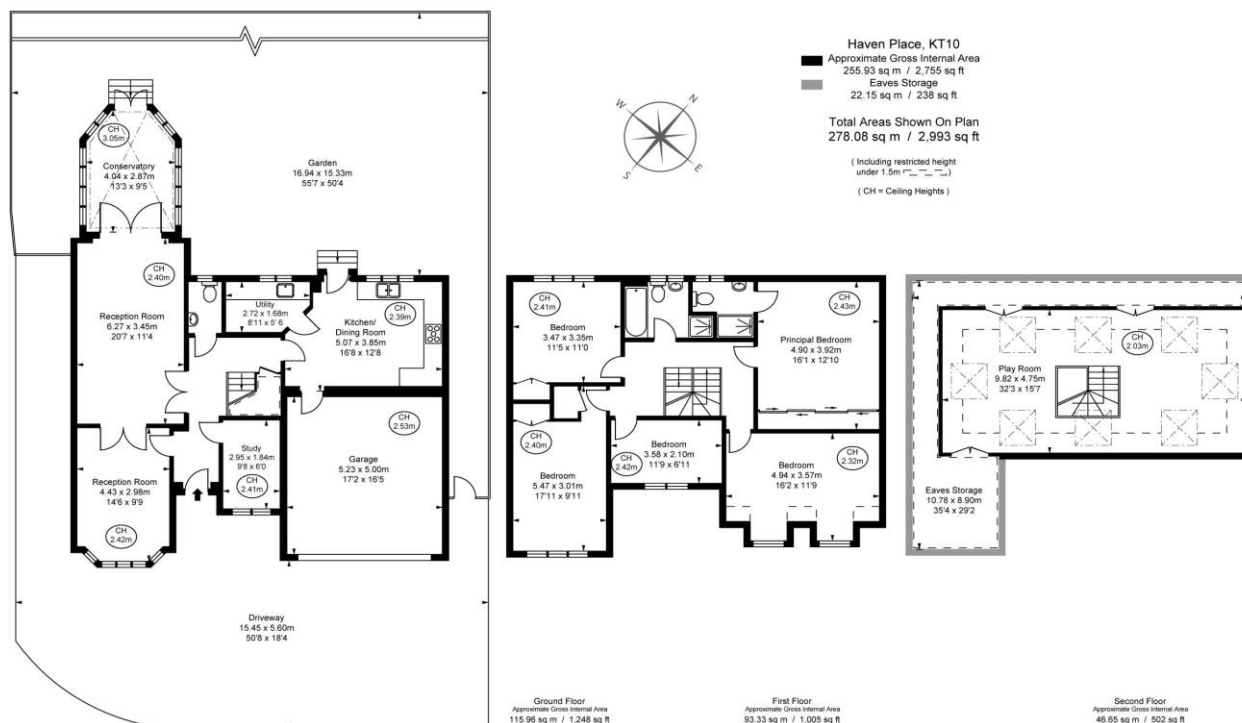
Forming part of 4 houses on a private road

Peaceful setting

Large plot

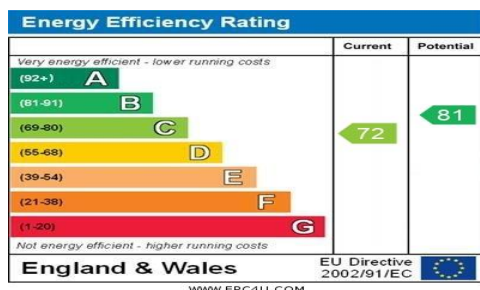
Off street parking for 2 cars

Large double garage



FULHAM PERFORMANCE
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance



Tenure: Freehold

Council Tax: G

Local Authority: Elmbridge Borough Council

EPC Rating: C

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.