



# A contemporary family home in a popular development

**Hengest Avenue, Esher, Surrey, KT10**

£2,095 pcm plus fees apply, Unfurnished  
Available from 14.09.2020

savills



Contemporary semi-detached home • Sought after residential development • Modern and contemporary throughout • Driveway parking and garage • Private rear garden

### Local Information

This modern property, is situated in the popular residential development of Hinchley Park, close to the shops and amenities of Hinchley Wood village (0.7 miles). The A3 is close by, giving easy road access to central London and to the wider motorway network. Regular train services to London Waterloo run from Hinchley Wood Station (journey time from 30 minutes) or from Esher Station (1.5 miles, journey time to Waterloo from 23 minutes). Elmbridge Borough is very popular with families and offers a range of excellent state and private schools.

### About this property

This attractive family home, located in a desirable residential development, provides balanced accommodation arranged over two floors.

On the ground floor, the entrance hall, with guest cloakroom, opens at the end into the main reception room. This bright and well proportioned room opens directly into a conservatory, which currently functions as a delightful dining space, with views over and direct access to the rear garden. Also accessed from the entrance hall is the contemporary kitchen/breakfast room. This comprises a range of base and wall mounted cream gloss fronted cabinets, contrasting work surfaces and some integrated appliances. There is a breakfast bar for informal dining.

On the first floor, there are four bedrooms, three with fitted storage space. The principle bedroom lies to the front, with an attractive bay window and a modern en suite shower room. The three further bedrooms are served by a family bathroom.

Externally, the property is approached by a driveway providing parking space and access to the integrated garage. There is a small pretty garden to the front of the house and a larger, low maintenance garden to the rear of the property. The rear garden has a south westerly aspect and a paved patio area which provides a very appealing space for relaxation.

### Furnishing

Unfurnished

### Local Authority

Elmbridge, Esher  
Council Tax Band = F

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Esher Lettings Office.  
Telephone: +44 (0) 1372 461 932.

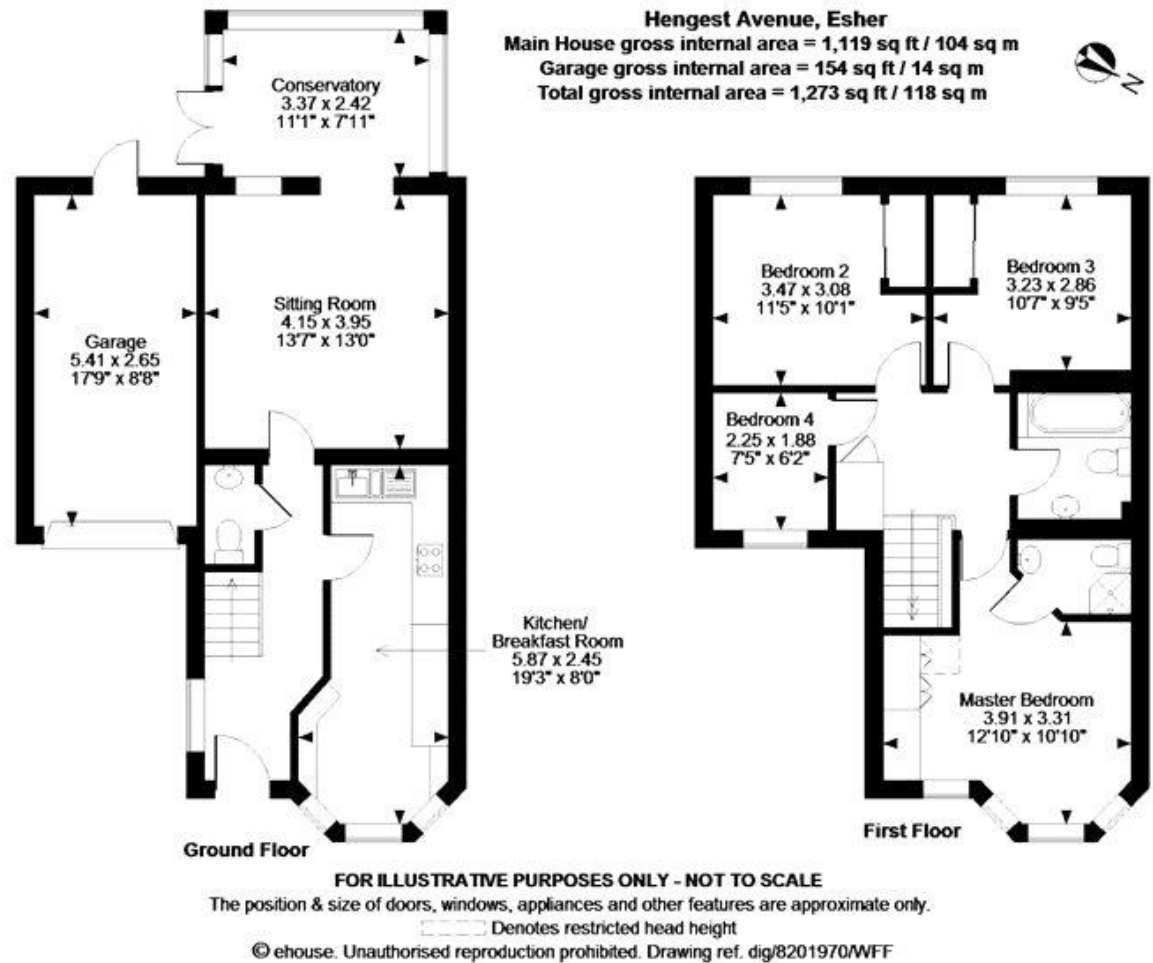







Hengest Avenue, Esher, Surrey, KT10  
Gross Internal Area 1273 sq ft, 118.3 m²  
Outbuildings FILL IN  
Cellar FILL IN  
Garage FILL IN  
Total FILL IN

Lauren Williams  
Esher Lettings  
+44 (0) 1372 461 932  
lauren.williams@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-4) A	76	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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