

A detached family home of significant proportions

Manor Drive, Esher, Surrey, KT10



Perfectly positioned for commuters and local schools • Detached house with off street parking and garage • Adaptable layout across 2 stories, extending over 4,000 sq ft • Private rear garden & expansive rear patio • Vast open-plan kitchen/breakfast room • Modern and contemporary throughout

Local Information

Hinchley Wood is a leafy residential village popular with families and commuters. This property is about 0.4 miles from Hinchley Wood station (providing regular and direct trains to London Waterloo in around 30 minutes) and Hinchley Wood parade where there are convenience shops and services. Kingston upon Thames is just a short drive away offering a more extensive shopping centre. Hinchley Wood is also conveniently located for excellent road links to London as the A3 is nearby. The Elmbridge Borough is popular with families as it offers an excellent range of both state and independent schools including Hinchley Wood School (0.1 miles) which is currently rated by Ofsted as 'outstanding'.

About this property

A desirable detached premises in a popular road.

The entrance hall leads to a significant open plan space, extending to over 35 ft. wide, comprising contemporary 'Shaker' style kitchen with integrated appliances, separate utility room and a vast & adaptable reception area, ideal for family living. The substantial and private rear garden is accessible via the bifolding doors that span the rear of the house, leading to a generously sized rear patio area.

A separate reception room which can be closed off, is perfect for use as a cozy lounge or study and the ground floor further benefits from an integral single garage and downstairs cloakroom.

The master bedroom; complete with modern en suite shower room, is accompanied by 3 further bedrooms; 2 of which suites and a family bathroom and the loft is truly unexpected, playing host to a large space ideal for use as a 5th bedroom/bonus room, large family bathroom and a further space/bedroom 6.

The driveway provides parking for up to 3 cars and gives access to the integrated single garage.

Furnishing

Unfurnished

Local Authority

Elmbridge Borough Council Council Tax Band = G

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





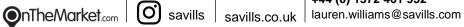








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Approximate Gross Internal Area = 368.4 sq m / 3965 sq ft Garden Office = 9.2 sq m / 99 sq ft Total = 377.6 sq m / 4064 sq ft (Including Garage)





Energy Efficiency Rating Current Potentia Very energy efficient - lower running costs A 81 (55-68) E (39-54) (21-38)G Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC

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