



# A detached family home of significant proportions

**Manor Drive, Esher, Surrey, KT10**

£3,950 pcm plus fees apply, Unfurnished  
Available July 2020





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 bi-folding 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 461 932.







Manor Drive, Esher, Surrey, KT10  
Gross Internal Area 4064 sq ft, 377.6 m²

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Manor Drive, Esher

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)



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	81
EU Directive 2002/91/EC		

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