



Charming property with fantastic extension potential

17 Wolsey Road, Esher, Surrey KT10 8NT

Freehold

savills

2 reception rooms • Kitchen/breakfast room • 3 bedrooms • Bathroom • Utility room • Guest cloakroom • Garage • Garden

Local information

Wolsey Road is perfectly positioned close to Esher Green and the High Street which offers a great range of restaurants, bars, coffee shops, an Everyman cinema and a Waitrose supermarket. Esher train station provides regular and direct trains to London Waterloo in around 23 minutes. Esher is the perfect choice for those in search of nature, space and quality of life. The surrounding woods and commons provide a green backdrop ideal for exploring the range of sports clubs and leisure venues, including Esher Cricket Club and Sandown Park racecourse. The nearby A3 provides direct road access to central London and the Surrey countryside, Heathrow and Gatwick airports. The Elmbridge Borough is popular with families as it has an impressive array of both independent and state schools.

About this property

This delightful home has been recently refurbished by the current owners and offers further opportunity to extend into the loft if required as planning permission has been granted to do so (application no.2018/2759) and all preparatory work undertaken. The property boasts a wealth of period charm with new timber sash windows, original wooden flooring which has been replayed, levelled and treated and high ceilings throughout creating a bright and spacious living environment. On the ground floor you will find the living room to the front leading

through to the dining room, both with attractive wood flooring. At the very rear of the property is the kitchen/breakfast room which is fitted with a range of traditional style wall and base mounted cabinetry, integrated appliances and stone tiles which benefits from underfloor heating. French doors provide direct access to a paved courtyard area, ideal for al fresco dining. Completing the ground floor accommodation is a guest cloakroom. On the first floor there are three bedrooms, all boasting wood flooring, with one currently used as a study/office. A useful utility room is also located on this floor and is fitted with a range of stylish wall and base mounted cabinetry, space for appliances and an attractive tiled floor. Completing the accommodation is the well appointed bathroom, again featuring attractive floor tiles with underfloor heating and benefiting from a clawfoot bath and separate shower.

Externally the property is set behind a gated picket fence. A paved terrace leads from the side to the rear of the property where low maintenance landscaped south facing garden features an array of plants in raised beds. A detached garage can be found at the end of the garden.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

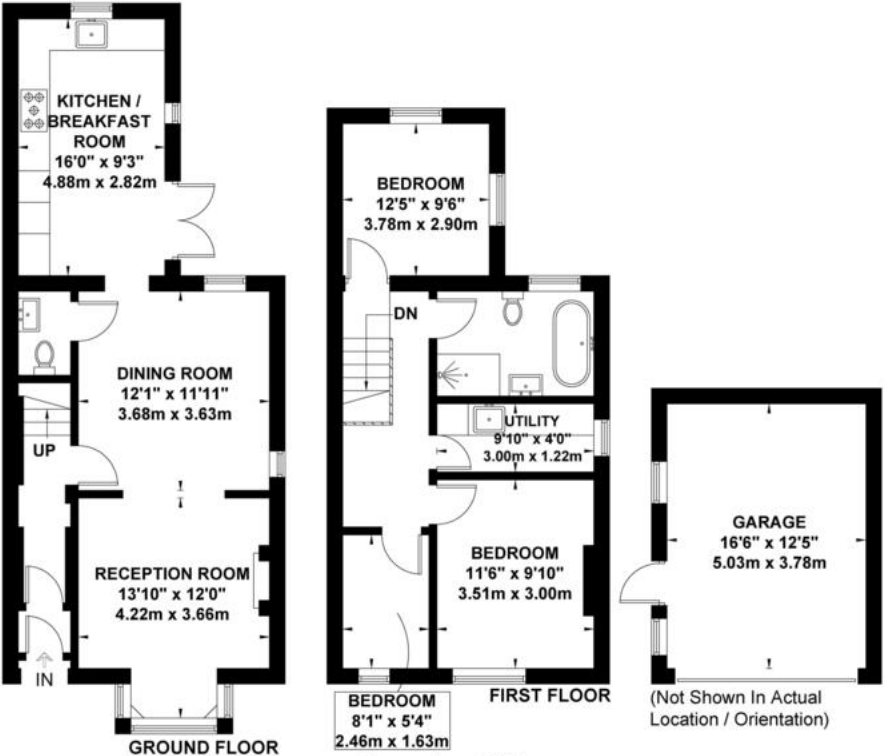
EPC rating = D



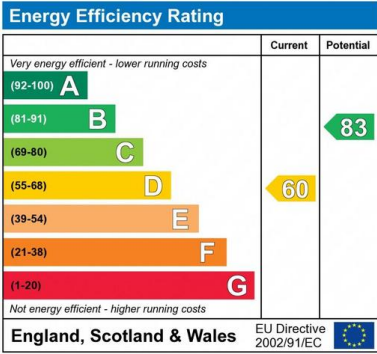


Wolsey Road, Esher

Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft
Garage = 19.2 sq m / 206 sq ft
Total = 113.5 sq m / 1221 sq ft



Exposure House © 2020
www.exposure.house
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.



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02029081 Job ID: 145875 User initials: KMS

