



DELIGHTFUL HOME IN PRETTY SCENIC VILLAGE LOCATION

46 WINTERDOWN ROAD, ESHER, SURREY KT10 8LP



BEAUTIFULLY PRESENTED THROUGHOUT

46 WINTERDOWN ROAD,
ESHER, SURREY KT10 8LP

Living room ♦ Open plan kitchen/dining/
family room ♦ 3 bedrooms ♦ 2 bathrooms
♦ Utility room ♦ Garden with studio ♦
Parking ♦ EPC rating = D

Situation

This property is located in the picturesque West End village area of Esher close to Garsons Farm, opposite woodland which provide lovely walks over the common and an idyllic duck pond and cricket green. Esher High Street is around 1 mile away offering an array of bars, restaurants, shops and boutiques, Everyman cinema and Waitrose supermarket. The A3 and M25 are easily accessible providing routes to central London, Heathrow and Gatwick airports and both Esher and Hersham train stations are under 2 miles away providing regular and direct trains into London Waterloo. The Elmbridge borough is popular with families as it offers an excellent range of both state and independent schools.

Description

This charming home offers bright and well balanced accommodation arranged over 2 floors. On the ground floor you will find the reception room which enjoys lovely views over



both the green and woodland. The room further boasts a pretty feature fireplace, wooden floors and a useful under stairs storage cupboard. The open plan kitchen/dining/family room is located to the rear and is flooded with natural light from a large roof lantern and bi-fold doors opening out to the terrace area. The kitchen is fitted with an ample range of stylish modern units, quartz worktops and integrated appliances which include a Bosch oven and Fisher & Paykel dishwasher. A utility room and shower room complete the accommodation on this floor.

On the first floor there are 3 bedrooms, 2 of which benefit from built in wardrobes, and a family bathroom.

Externally to the rear the property has a terraced area in addition to the lawn which is surrounded by well stocked flowerbeds and a range of mature fruit trees. A timber workshop/studio is located to the rear of the garden with a shed behind. To the front the property is set back from the road with a gravel driveway and lawned area with a pretty flower bed and climbing roses.

Tenure:

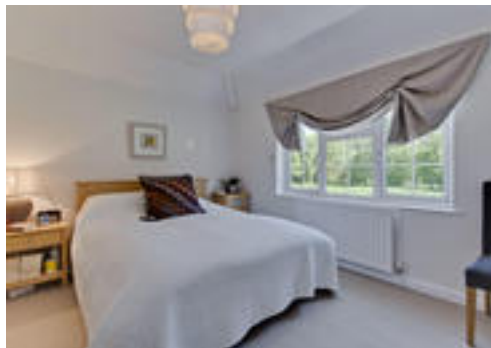
Freehold

Local Authority:

Elmbridge Borough Council

Viewing:

Strictly by appointment with Savills



Winterdown Road, Esher

Approximate Gross Internal Area = 113.7 sq m / 1223 sq ft

Outbuilding = 10.5 sq m / 113 sq ft

Total = 124.2 sq m / 1336 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	