



SPACIOUS FAMILY HOME WITH IMPRESSIVE OPEN PLAN LIVING SPACE

19 PARKWOOD AVENUE,
ESHER KT10 8DE

savills

SOUGHT AFTER RESIDENTIAL ROAD

19 PARKWOOD AVENUE, ESHER KT10 8DE

2 reception rooms ♦ Open plan kitchen/dining/family room ♦ Office ♦ Utility room & separate boot room ♦ Cloakroom ♦ 4 double bedrooms ♦ 2 bathrooms (1 en suite) ♦ Garden ♦ Garage & off-street parking ♦ Annex potential ♦ EPC rating = D

Situation

This property is situated on one of Esher's most popular residential roads, convenient for Esher Station which is less than half a mile away providing a regular train service to London Waterloo (from 23 minutes). The nearby A3 provides direct road access to central London, the Surrey countryside and Heathrow and Gatwick airports. Esher High Street is about 1.5 miles away and offers an Everyman cinema, several coffee shops, a Waitrose supermarket and a fantastic array of restaurants and bars. For more comprehensive shopping, Kingston upon Thames is just a short distance away and Hampton Court Palace, The River Thames and Bushy Park are all easily accessible. The Ember Sports Club is also local and offers a range of activities for all ages including tennis and bowls.

The Elmbridge Borough is popular with families as it has a good selection of state and independent schools.

Description

This 1930's detached family home provides spacious and well balanced accommodation throughout.

You are welcomed in to the entrance hall with beautiful stained glass window via a covered porch where you will find access to all the principal reception rooms and cloakroom. There is a dining room with front aspect and a drawing room with feature fireplace, ornate coving and glazed double doors which open in to the family room area. Located at the rear of the property is the expansive open plan kitchen/dining/family room which has bi-folding doors with built in blinds. The kitchen has an ample range of wall and base units and Butler sink with central island/breakfast bar. There is a useful boot room/storage room with door providing access to the side of the house and an office which enjoys views over the garden. A utility room with access to the garage completes the accommodation on this floor. In addition it is worth noting that the property offers potential to convert part of the ground floor accommodation to create an annex which would incorporate part of the garage, boot room and study.



The staircase leads to the first floor landing which features another lovely stained glass window. The spacious master bedroom has a range of built in wardrobes and a large en suite bathroom with bath and separate shower. There are 3 further double bedrooms and family bathroom with bath and marble topped vanity unit.

Externally the property sits on a wide plot and to the rear is the west facing garden which is mainly laid to lawn with a range of mature trees and shrubs and a raised decked area providing the ideal spot to sit and enjoy the garden and dine al fresco. To the front there is a carriage driveway which provides off street parking for several cars in addition to the double length garage.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

Viewing:

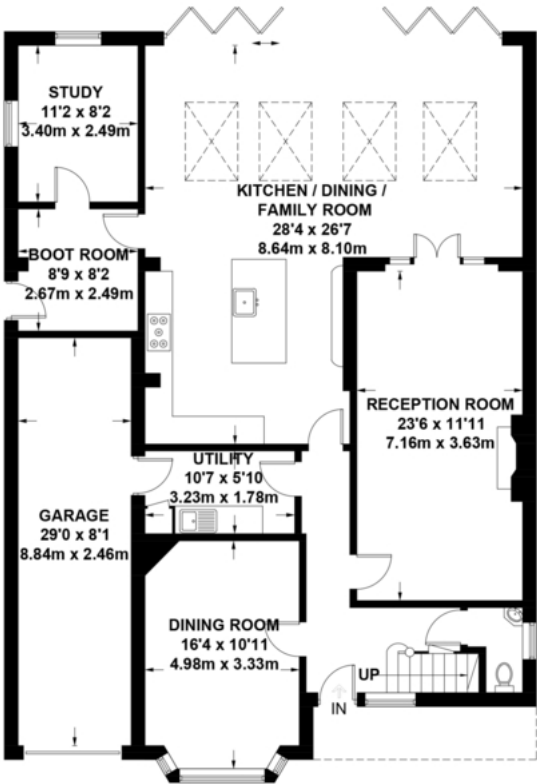
Strictly by appointment with Savills



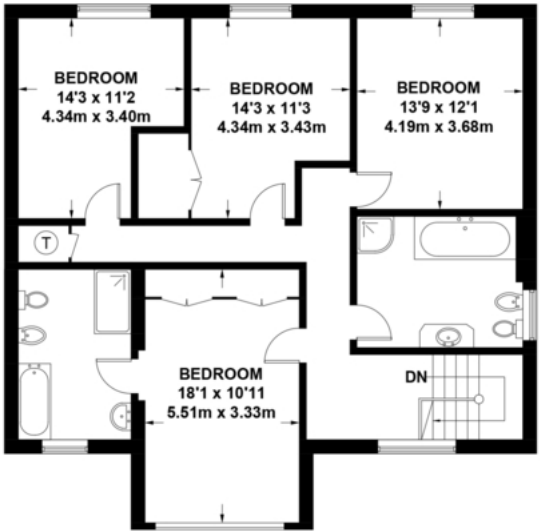
Parkwood Avenue, Esher



Approximate Gross Internal Area = 269.5 sq m / 2901 sq ft
(Including Garage)



Ground Floor



First Floor

Exposure House © 2018 (ID496577)
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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 purposes only. Measured and drawn in 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Esher
esher@savills.com
01372 461900

savills.co.uk