



## **FAMILY HOME IDEALLY LOCATED FOR VILLAGE AND STATION**

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18 MANOR DRIVE, HINCHLEY WOOD KT10 0AX



# IMPRESSIVE KITCHEN/ DINING/FAMILY SPACE

18 MANOR DRIVE  
HINCHLEY WOOD KT10 0AX

Reception room ♦ Kitchen/dining/family room ♦ Utility room ♦ 5 bedrooms ♦ 3 bathrooms ♦ Garden ♦ Off-street parking ♦ EPC rating = C

## Situation

Hinchley Wood is a leafy residential village popular with families and commuters. This property is about 0.3 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 (0.5 miles).

## Description

This impressive and well-presented 1930's family home boasts spacious accommodation creating a wonderful space for modern family



living including a reception room with a lovely bay window. The kitchen/dining/family room is positioned at the rear of the property with a stylish kitchen including an ample range of wall and base units, granite worktops, underfloor heating and a central island/breakfast bar and there are sliding doors providing access to the terrace. A useful utility room can be accessed from the kitchen which also has a range of units and a door that provides side access. Completing the accommodation on this floor is a shower room and boot room.

The first floor comprises master bedroom with range of fitted cupboards and an en suite shower room. There are 3 further generously sized bedrooms on this floor which share the use of the family bathroom.

Finally on the second floor you will find a bedroom and ample eaves storage.

Externally to the rear the southerly facing garden is mainly laid to lawn with mature trees which provide a good level of seclusion. A terraced area provides an ideal spot for entertaining and dining al fresco.

To the front the property provides off-street parking for several cars.

**Tenure:**  
Freehold



## Manor Drive, Hinchley Wood

Approximate Gross Internal Area = 266.0 sq m / 2863 sq ft  
Eaves Storage = 42.1 sq m / 453 sq ft  
Total = 308.1 sq m / 3316 sq ft



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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.

Savills Esher  
eshers@savills.com  
01372 461900

savills.co.uk

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| 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>                            | 74      | 82        |
| (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                   |         |           |
| EU Directive 2002/91/EC                     |         |           |