



Impressive detached home of over 3,300sq ft

18 Manor Drive, Esher, Surrey KT10 0AX

Freehold

savills



2 receptions • Kitchen/dining room • 5/6 bedrooms •  
Bedroom 6/study • 3 bathrooms • Utility • Garden •  
Off-street parking

#### Local information

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 28 minutes) and just 150 yards from Hinchley Wood parade where there are convenience shops and services.

Kingston upon Thames is just a short drive away offers excellent shopping and dining. 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 (currently Ofsted rated 'Outstanding') just 0.5 miles away.

#### About this property

This impressive and well-presented 1930's family home boasts spacious accommodation creating a wonderful space for modern family living. The large hallway, which boasts luxury, purpose built cupboards and seating, features newly laid engineered wooden flooring which runs throughout the ground floor and into the superb kitchen/dining/family room at the rear of the property. This benefits from 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 found off the kitchen which also has a range of units and a door that provides side access. To the front of the property is a formal reception room with a lovely bay window. Completing the accommodation on this floor is a modern shower room.

The principal bedroom can be found on the first floor and benefits from a range of fitted wardrobes and an en suite shower room. There are 4 further bedrooms on this floor which share the use of the modernised family bathroom, one of which is currently used as a study.

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

Externally to the rear the south 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 5-6 cars.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Viewing

Strictly by appointment with Savills







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	74	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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