



## Beautifully presented period home

Seymoure, Hillbrow Road, Esher KT10 9UD

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Double reception room • Kitchen/dining room • 4 bedrooms • 2 bathrooms • Cloakroom • Garden

### Local information

Hillbrow Road is ideally located in the heart of Esher and is just a short distance from the High Street where you will find an array of shops, boutiques, bars, restaurants, an Everyman cinema and Waitrose supermarket. Esher station is just 0.6 miles away offering regular and direct trains into London Waterloo from 23 minutes. The Elmbridge borough offers an excellent selection of state and independent schools.

### About this property

Seymoure is a beautiful family home offering a wealth of character and spacious living space. The ground floor has been configured for modern living and includes a fantastic double reception room with front and rear aspect. The room boasts two

fireplaces (one working and one feature) and both have bespoke built in shelving and cabinetry. The kitchen/dining room has a traditional feel with the dining area featuring a bay window with window seat. The Martin Moore kitchen is fitted with a range of shaker style cabinetry, a butlers sink and integrated appliances. On the first floor you will find 3 generous bedrooms and a bathroom with a free standing bath and separate shower. On the second floor you will find the master bedroom with en suite shower room. The rear garden features astrotrurf, a decked terrace and array of plants and trees which provide seclusion. To the front the property is walled and gated with a pretty garden.





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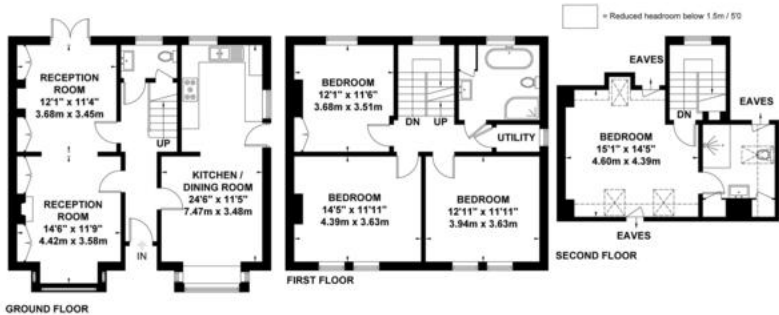
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**Hillbrow Road, Esher**  
Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft



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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 accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 2" 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>	40	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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