



Brand new contemporary townhouse

3 Ditton Grove, Esher KT10 9FN

Freehold



Reception room • Kitchen/dining room • 3 bedrooms • 3 bathrooms • Cloakroom • Garden • Off-street parking

Local information

Ditton Grove is ideally located close to Esher High Street (about 0.5 miles) with its range of shops, bars, boutiques, cinema and restaurants. More extensive shopping is available at Kingston-upon-Thames (about 3.5 miles). Esher train station (regular rail service to London Waterloo from 23 minutes) is 0.3 miles away. Sandown Park Racecourse is located just behind the development which the property enjoys extensive views over.

About this property

This brand new contemporary and ultra-stylish townhouse provides modern and spacious accommodation including a generous entrance hall, a reception room with feature mirrored wall and doors

directly accessing the garden. The superb kitchen/dining room has a range of units, integrated appliances and a central island with induction hob, and feature sliding doors provide garden access. A cloakroom completes the accommodation on the ground floor. On the first floor is the master bedroom which boasts an en suite shower room and a range of built in wardrobes. The second bedroom also benefits from built in storage and the family bathroom adjacent. The second floor has an expansive bedroom, built in cupboards and an en suite shower room. Outside the secure rear garden has both a paved and lawn area with shrubs and flower beds.

Tenure
Freehold







Ditton Grove, Esher
Approximate Gross Internal Area = 149.6 sq m / 1610 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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