



IDEAL REFURBISHMENT OPPORTUNITY

4 Imber Park Road, Esher KT10 8JB

Freehold

savills

Reception room • Kitchen/breakfast room • 4 bedrooms • Bathroom • Separate WC • Gardens • Garage

Local information

Imber Park Road is a popular road in the heart of the residential Ember area. It is located just 1.4 miles from Esher High Street and its amenities where you will find an Everyman cinema, several coffee shops, a Waitrose supermarket, as well as a great range of restaurants and bars. Esher station is just 0.5 miles away and provides regular and direct trains into Waterloo in just 23 minutes. Esher's superb choice of schools is a major attraction when deciding where to live as there is a good selection of independent and state schools.

About this property

This family home has spacious accommodation over three floors and provides an ideal opportunity for a refurbishment project. A

large reception room located at the rear of the property has large windows with a door providing direct garden access and a brick fireplace. This room opens to the dining room space to the front. The kitchen which is generously sized has a range of units with space for a dining table. The first floor comprises of three bedrooms, a family bathroom and separate WC. A further bedroom can be found on the second floor with plenty of storage. Externally to the rear the garden is mainly laid to lawn. There is a garden to the front with a lawned area and flower beds. There is off-street parking in addition to the attached single garage.

Tenure
Freehold





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Imber Park Road, Esher

Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft
Garage = 11.0 sq m / 118 sq ft
Total = 149.2 sq m / 1606 sq ft



Exposure House © 2019

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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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