



Beautifully refurbished 3 bedroom home

6 Winterdown Road, Esher, Surrey KT10 8LJ

Freehold



Sitting room • Kitchen/dining/family room •
Utility/guest cloakroom • 3 bedrooms • 2
bathrooms • Garden • Off-street parking

Local information

This property is located in the picturesque West End village close to Garsons Farm and overlooking the idyllic duck pond and cricket green.

Esher High Street is around 1 mile away offering an array of bars, restaurants, shops and boutiques, Everyman cinema and Waitrose supermarket.

Both Esher and Hersham train stations are under 2 miles away providing regular and direct trains into London Waterloo. The Elmbridge borough is popular with families as it offers an excellent range of both state and independent schools.

About this property

Extensively re-modelled by extending/ refurbishing to a very high standard, this characterful cottage boasts modern open plan living and a stylish interior. The bright

and spacious sitting room leads to the kitchen/dining/family room at the rear of the property. The kitchen boasts a range of ultra-modern units with integrated appliances and a central island. Large bi-fold doors provide direct garden access. There is a cloakroom/utility cupboard also located on this floor. The first floor comprises a master bedroom with en suite shower room with two further bedrooms sharing use of the family bathroom. Externally to the rear the generous garden is mainly laid to lawn with a decked area. To the front there is a driveway providing off-street parking.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





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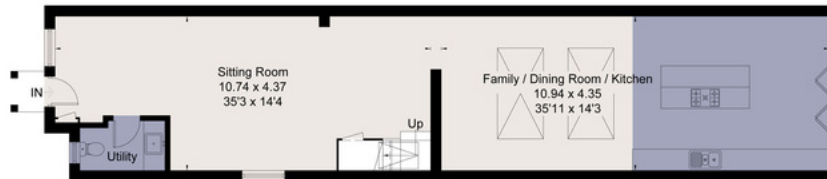
esher@savills.com



Approximate Area = 139.7 sq m / 1504 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Reduced head height below 1.5m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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