



Detached family home close to station

59 Harefield, Esher, Surrey, KT10 9TG

Freehold



2 reception rooms • Kitchen • Conservatory • Study • 3 bedrooms • Bathroom • Garden • Off-street parking

Local information

Harefield is a delightful residential cul-de-sac situated just 0.3 miles from Hinchley Wood mainline station, providing a regular and direct service to London Waterloo from 25 minutes, and village which offers an array of local amenities. Hinchley Wood is also conveniently located for excellent road links to London and the Surrey countryside as the A3 is nearby. The Elmbridge Borough is popular with families as it offers an excellent range of both state and independent schools.

About this property

This detached family home offers spacious accommodation arranged over two floors and sits on a sizeable plot offering potential for extension if

desired (STPP). On the ground floor the family room provides access to a study and conservatory which has direct garden access. The kitchen can also be found off the family room and is well appointed with ample wall and base mounted cabinetry and a breakfast bar. There is also a generous separate reception room on this floor. On the first floor you will find three bedrooms and a family bathroom with separate wc. Externally there is a driveway to the front providing off-street parking. To the rear is a good sized lawned garden extending to the side of the property. There is also a paved patio area perfect for al fresco dining.

Tenure

Freehold







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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