



Delightful period home situated in the heart of Esher

42 Wolsey Road, Esher, Surrey, KT10 8NX

Freehold



Double length reception room • Kitchen • 3 bedrooms and a spacious loft room • Bathroom • Cellar • Guest cloakroom • Garden

Local information

Wolsey Road is perfectly positioned close to Esher Green and the High Street which offers a great range of restaurants, bars, coffee shops, an Everyman cinema and a Waitrose supermarket. Esher train station provides regular and direct trains to London Waterloo in around 23 minutes. Esher is the perfect choice for those in search of nature, space and quality of life. The surrounding woods and commons provide a green backdrop ideal for exploring the range of sports clubs and leisure venues, including Esher Cricket Club and Sandown Park racecourse. The nearby A3 provides direct road access to central London and the Surrey countryside, Heathrow and Gatwick airports. The Elmbridge Borough is popular with families as it has an impressive array of both independent and state schools.

About this property

This immaculate family home boasts a wealth of period features throughout including high ceilings, sash windows (the majority with attractive plantation shutters) and period fireplaces. The property is bright and spacious and has well-proportioned accommodation. On the ground floor the double length reception room features attractive wood flooring and two beautiful fireplaces. To the rear stained glass patio doors provide direct garden access. The kitchen is adjacent and is dual aspect with French doors opening to the patio and garden.

The kitchen is fitted with stylish wall and base mounted cabinetry, a breakfast bar, granite work tops and integrated appliances. A guest cloakroom completes the accommodation on this floor. Stairs down to a fully-functioning cellar is ideal for storage or a utility space. The first floor comprises two double bedrooms, a single bedroom and the family bathroom. On the second floor you will find a spacious loft room with plenty of fitted cupboards. Externally there is a pretty garden to the front with gated side access to the delightful rear garden which offers an array of plants and shrubs. There is a lawned area as well as a paved patio terrace, ideal for al fresco dining.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





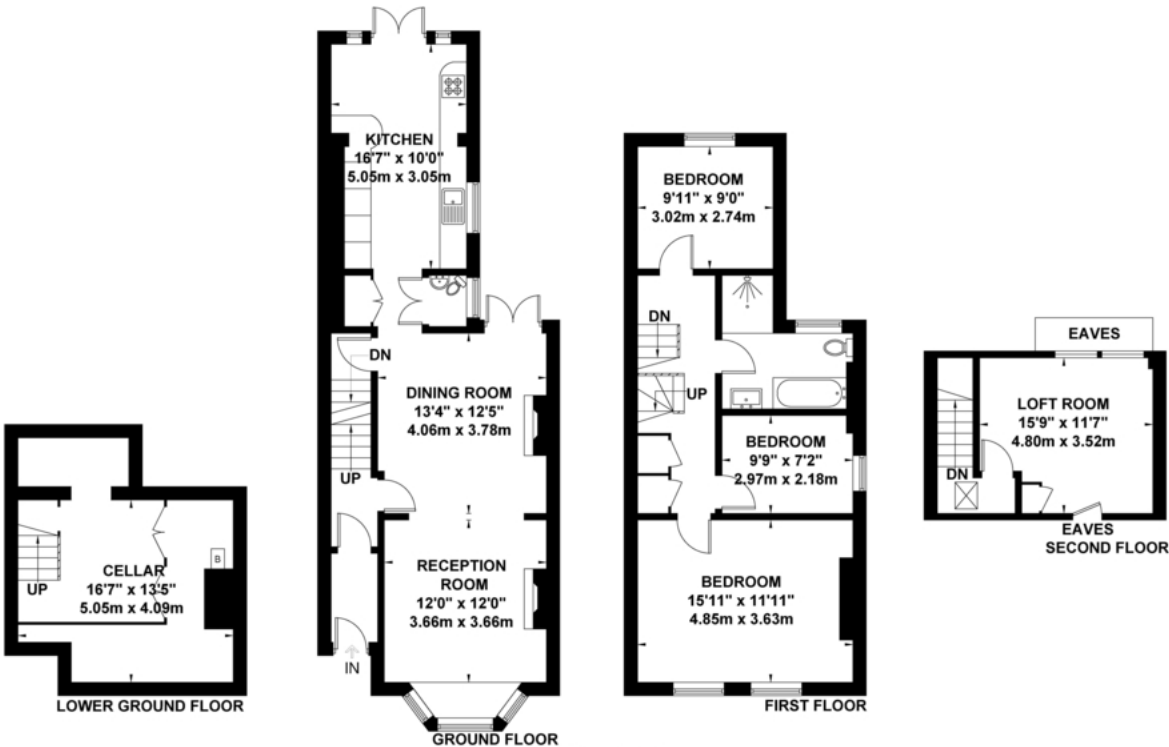


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Wolsey Road, Esher

Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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