



# Wonderful family home

28 Wolsey Road, Esher, Surrey KT10 8NX

Freehold





2 Reception rooms • Open plan kitchen/dining room • 3 bedrooms + bonus room • 2 bathrooms (1 en suite) • Utility • Guest cloakroom • Garden • Off-street parking

#### 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

Set over 3 floors, this attractive family home welcomes you via a covered porch into the entrance hall which leads you to the main rooms and guest cloakroom. The dual aspect reception room benefits from a large bay window, built in bookcases and two attractive fireplaces providing two wonderful focal points. To the rear you step down to the spacious

open plan kitchen/dining room which offers shaker base and wall units, integrated appliances and a central island. The whole space is flooded with natural light from two skylights overhead and bi-folding doors offer views and access to the beautiful terrace and garden beyond. A useful utility can be found just off the dining area and also benefits from a skylight overhead and provides external access. A guest cloakroom completes the accommodation on this floor.





The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room. The remaining two bedrooms share use of the modern family bathroom. All the bedrooms benefit from spacious built in storage. On the second floor is a further room currently being used as a bedroom and boasting a wealth of storage space.

Externally to the rear the garden is mainly laid to lawn with mature shrubs providing a great level of privacy and seclusion. A terraced

area sits directly behind the house ideal for al fresco entertaining. To the front there is ample off-street parking.

**Tenure**  
Freehold

**Local Authority**  
Elmbridge Borough Council

**Viewing**  
Strictly by appointment with Savills



Wolsey Road, Esher

Approximate Gross Internal Area = 154.7 sq m / 1665 sq ft  
(Excluding Eaves)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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