



Stunning brand new home with exceptional interior

28A Lower Green Road, Esher, KT10 8HD

£1.4 million Freehold





Two reception rooms • Kitchen/breakfast room/family room • Utility/cloakroom • 3 bedrooms • 2 bathrooms • Garden • Off-street parking

Local information

This superb new home is ideally located just 0.2 miles from Esher train station which provides regular and direct trains to London Waterloo in around 23 minutes.

Esher High Street is just 1 mile away and offers an array of shops, boutiques, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. The A3 is approximately 2 miles away, providing road access to central London and access to the M25 and wider motorway network.

The Elmbridge Borough is very popular with families and offers an excellent range of both state and independent schools.

About this property

This newly built, double fronted home has been built to an exacting standard, replicating a Victorian villa with large sash windows in every room.

The stunning interior features beautiful modern hues throughout and high quality fixtures and fittings including sumptuous thick carpets, stylish wooden floors and a tiled floor in the kitchen/breakfast room, with underfloor heating across the ground floor. Attention to detail is present in every corner of this wonderful home.

You are welcomed in to the spacious entrance hall with accommodation balanced equally

to both sides. The superb kitchen/breakfast/family room provides an open plan space which is ideal for both everyday use and entertaining. The kitchen boasts a range of shaker style units, integrated NEFF appliances and a large central island housing the induction hob, wine fridge and additional storage. This also provides an extra seating area, perfect for breakfast time. Adding further character to the kitchen is a double Belfast sink.

The dining area at the rear enjoys garden views with large bi-folding doors opening to the garden. To the front you will find the family area with large bay window, a perfect space for relaxation. The separate reception room also boasts an impressive bay window and is a versatile space, with enough room for a formal reception area and home office/study to the rear where doors provide direct garden access.

Completing the ground floor is a cloakroom/utility room with fitted cupboards for housing white goods.

The first floor hosts the principal bedroom with bespoke built in cupboards and a delightful en suite shower room. There are two further bedrooms, the larger of which could easily be separated into two bedrooms if required.

The opulent family bathroom features a Victorian style free



standing roll top bath, in keeping with the style of the property, a vanity unit with marble surround and a large walk in shower.

To the rear is an expansive landscaped garden which is mainly laid to lawn. A terraced area provides the ideal space for al fresco dining and relaxation.

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band = G

Energy Performance
EPC Rating = B

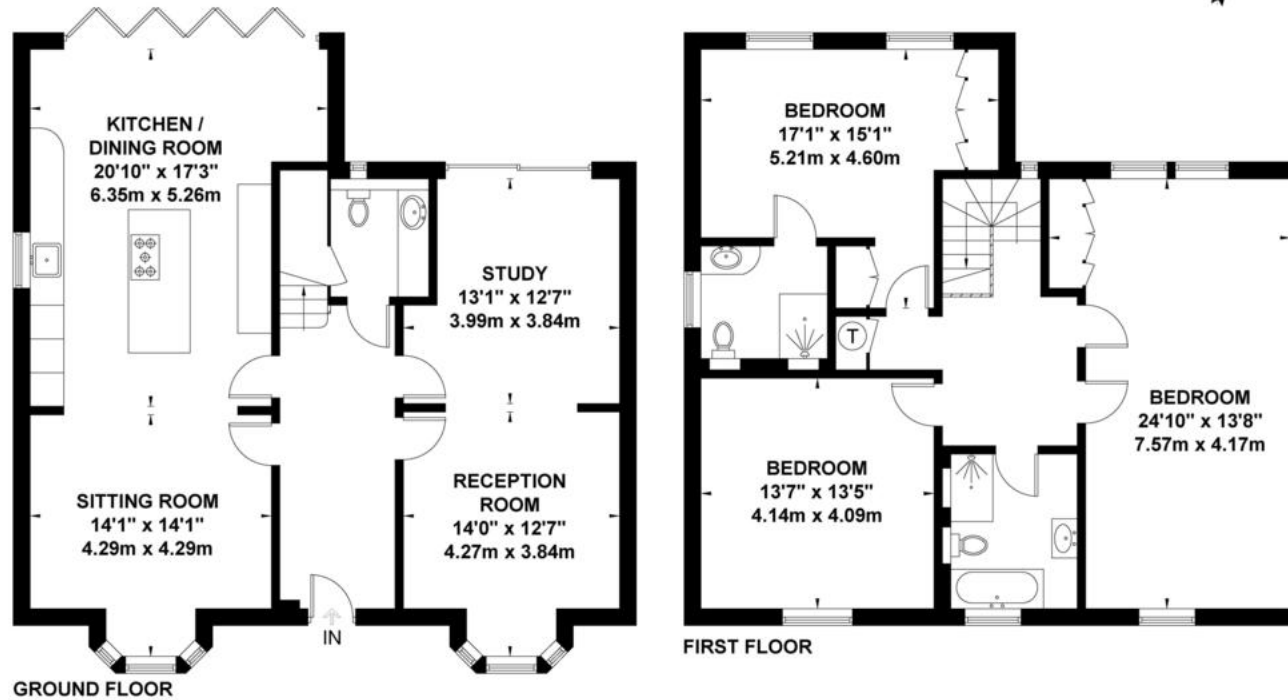
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills






Lower Green Road, Esher

Approximate Gross Internal Area = 187.6 sq m / 2019 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		86	
(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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