



Delightful home in pretty scenic village location

41A Winterdown Road, Esher, Surrey KT10 8LP

Freehold





Reception room • Open plan kitchen/ dining room • 4 bedrooms • 3 bathrooms (2 en suites) • Utility and guest cloakroom • Garage and off-street parking • Private balcony • Garden

#### Local information

This property is located in the picturesque West End village area of Esher close to Garsons Farm, opposite woodland which provide lovely walks over the common and an idyllic duck pond and cricket green.

Esher High Street is 1.3 miles away offering an array of bars, restaurants, shops and boutiques, Everyman cinema and Waitrose supermarket.

The A3 and M25 are easily accessible providing routes to central London, Heathrow and Gatwick airports and both Esher and Hersham train stations are 2.1 miles and 1.7 miles respectively and provide 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

This charming home offers bright and well-balanced accommodation arranged over two floors. On the ground floor you will find the double reception room which enjoys dual aspect with lovely views over both the green and woodland and boasts a pretty feature fireplace, wooden floors, powered blinds and a useful under stairs storage cupboard. The room further offers a generous dining area with doors opening directly to the terrace/ garden beyond and

also space for a study as it is currently been used. The kitchen/ breakfast room is located to the rear and is flooded with natural light from the windows and French doors opening out to the terrace area. The kitchen is fitted with an ample range of stylish modern units, stone worktops, a range cooker and integrated appliances. The kitchen and the dining area also offer powered blinds. Off the kitchen is a utility room which offers access to the boot room and integrated garage. A guest cloakroom completes the accommodation on this floor.

On the first floor is the stunning front aspect principal bedroom which boasts a modern en suite shower, built in wardrobes, powered blinds and a private balcony with beautiful views over the green. A further en suite bedroom to the rear also boasts built in wardrobes and a separate shower room. There are two further bedrooms, two of which share the use of the modern family bathroom.

Externally to the rear the property has a wonderful terraced and graveled areas which are surrounded by well-stocked flowerbeds and a range of mature trees. A deck is located directly behind the house and provides the ideal place for al fresco dining. To the front the property is set back from the road with an ample stone driveway offering off-street parking in addition to the garage.







### Winterdown Road, Esher

Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft



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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>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(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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