

JF
James Fancy

In
Association
With

Bourne
ESTATE AGENTS



Esher

£600,000

Esher

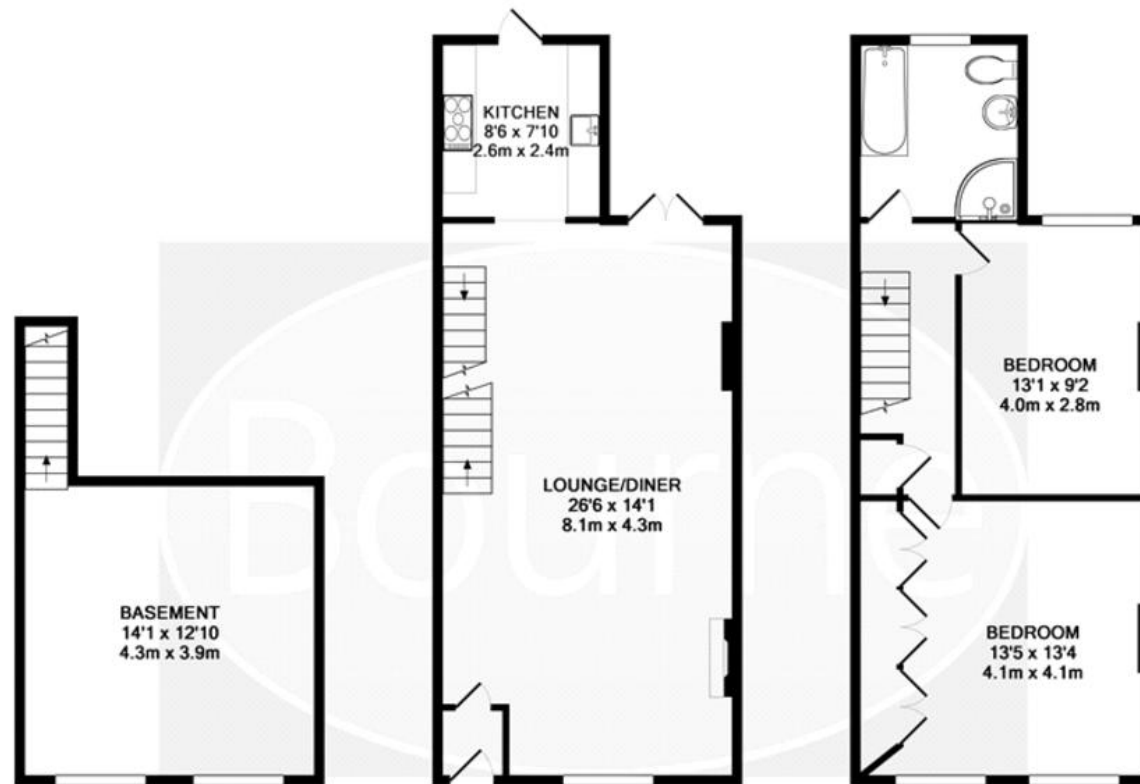
An attractive two-bedroom, semi-detached period cottage in a popular and charming road only moments away from Esher High Street. The property has been tastefully updated throughout with the added benefit of an extended cellar. The ground floor comprises of a large open plan reception room with space to dine and a modern fitted kitchen with direct access to the private South-West facing rear garden. Upstairs offers a master bedroom with ample storage, second double bedroom and smart four-piece family bathroom.

The property is offered with no onward chain and is an ideal opportunity for downsizing, first time buyers or investment.

- Semi Detached Victorian Cottage
- Two Double Bedrooms
- Modern Interior
- Cellar
- No Onward Chain
- Close to Esher High Street
- EPC Rating - C
- Council Tax Banding - E



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 218 SQ.FT.
(20.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

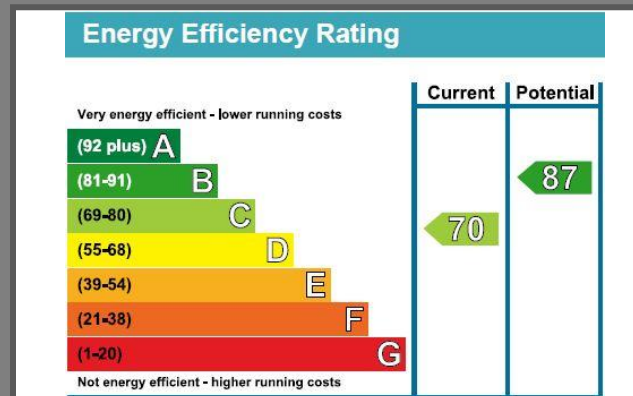
TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

From our office in Esher High Street, go up to the traffic lights by the Bear Public house and turn left and following the one-way system around onto Church Street. At the junction, turn left into Lammas Lane, take the first left turning into the road and the property can be found on the right-hand side.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.