



Esher

£595,000

# Esher

CHARACTER SEMI-DETACHED home positioned in very popular residential road centrally located in the heart of Esher, conveniently located within a short walk of the local restaurants, bars and cinema on the High Street. Esher's MAINLINE STATION offering a direct service into central London is within easy reach.

The light, bright and well-presented accommodation comprises TWO GOOD SIZE DOUBLE BEDROOMS and a family bathroom on the first floor.

The ground floor has two reception rooms, a downstairs toilet and kitchen/breakfast room. The lounge has a large window looking out to Park Road and the dining room has an open fireplace and a window allowing light to flow through the house. The rear aspect kitchen/breakfast room features a vaulted ceiling and Velux window, there is direct access to the low maintenance garden featuring double gated access for a small car.

Beneath the house is a huge, full height basement which has lighting and electricity, perfect for a study or children's den if refurbished. Access is currently under the stairs but there is potential to create a staircase leading down so that this room can become a great addition to the living space already on offer.

OFFERED WITH NO ONWARD CHAIN, must be viewed.

- Character Semi-Detached Cottage
- Two Double Bedrooms and Upstairs Bathroom
- Two Reception Rooms and a Cellar Beneath House
- Downstairs Toilet
- Fitted Kitchen/Breakfast Room with Vaulted Ceiling
- Rear Vehicular Access and Sunny Aspect Garden
- Popular Town Centre Location
- No Onward Chain
- Council Tax Band - E
- EPC Rating - D



# Floor Plan



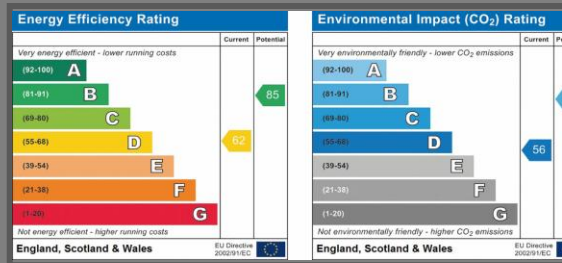
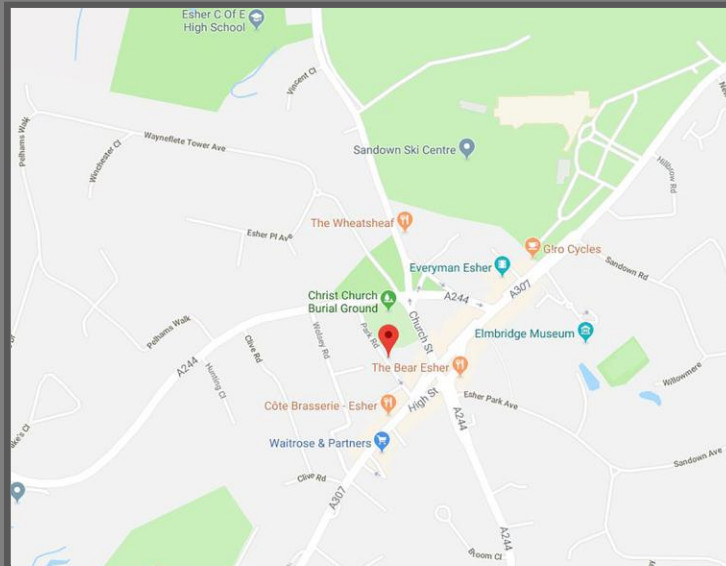
Approximate Gross Internal Area  
108 Sq M / 1157 Sq Ft

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



# Location

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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.