



Winterdown Road, Esher, Surrey , KT10 8LJ

Guide Price £850,000

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Stunning three bedroom semi-detached home situated in picturesque West End Village overlooking the duck pond and village cricket green.

This well presented home includes a generous rear aspect kitchen/family room ideal for daily meals and entertaining alike while opening directly to the patio and rear garden. A separate utility room offers a very useful and practical space to this family home.

In addition there is a lovely front aspect lounge with log burner and bay window looking out over the green. A tv/family room sits central to the layout and a downstairs WC is accessed from the entrance hall. The first floor comprises three good size bedrooms and a family bathroom. Bedroom one benefits from panoramic views over the duck pond and cricket green while the rear bedroom looks out over the garden.

The westerly facing rear garden is fully enclosed and while mainly laid to lawn includes a patio, garden lighting and superb purpose built outbuilding. Currently in use as a home gym the outbuilding comes complete with a integrated Sonos sound system, bi-folding doors and double glazed windows making this addition an extremely useful space.

Popular Garsons Farm is short walk away as is the Village pub and cricket club. Esher High street is walking distance offering an excellent range of shops, boutiques, popular eateries and an Everyman cinema. Esher and Hersham mainline stations are a short distance offering a direct route into central London.

A3 and M25 Motorways are nearby offering excellent routes into London, the South, Gatwick and Heathrow international airports. Located within close proximity to the renowned Claremont Fan Court School, this part of Surrey has an enviable reputation for its excellent state and private schools and there are a wide selection of fine golf courses and recreational facilities throughout the district including several health and leisure clubs.

- Semi-Detached Home
- Three Good Bedrooms
- Kitchen/Family Room
- Downstairs WC and Seperate Utility Room
- Sought After West End Village
- Off Street Parking
- Useful Home
Gym/Office/Outbuilding
- Stunning Village Green Views



Floor Plan

Winterdown Road, KT10

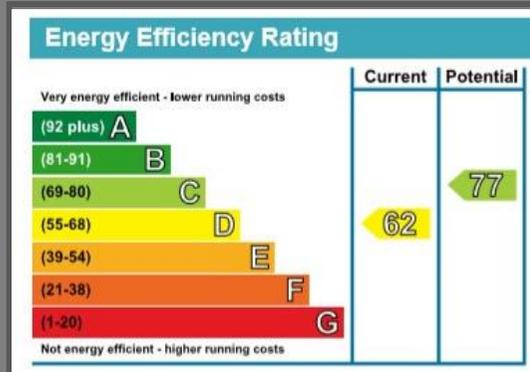
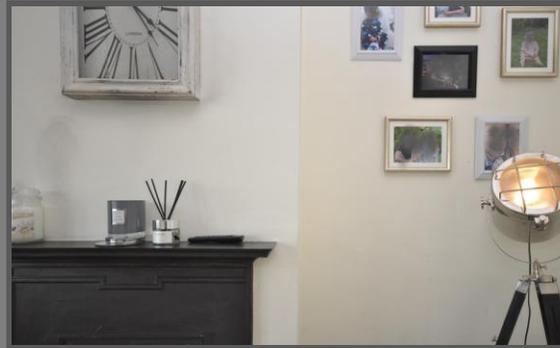
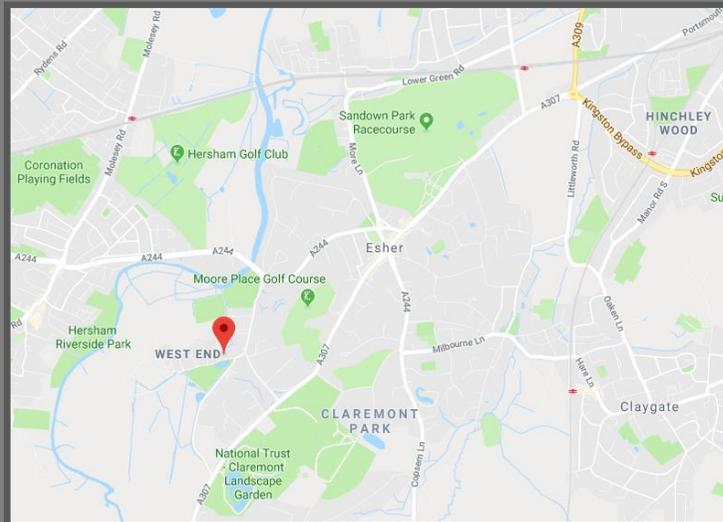
Approximate Gross Internal Area = 113 sq m / 1216 sq ft

Gym = 16.8 sq m / 181 sq ft

Total = 129.8 sq m / 1397 sq ft



Location



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.