

Hamptons

INTERNATIONAL



Manor Drive, Esher, KT10

4  2  4 

GUIDE PRICE

£870,000
(£870,000)

Property details



Key features

- **NO CHAIN - Kitchen**
- **2 Sitting Rooms**
- **Dining Room**
- **Office**
- **Conservatory**
- **Utility**
- **WC**
- **4 Bedrooms**
- **Family Bathroom**
- **Family Shower Room**

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Description

NO CHAIN - The ground floor offers a wealth of generously proportioned and highly versatile living space, ideal for both family life and entertaining. The kitchen is fitted with a range of base and wall units and opens directly into the conservatory, which lends itself perfectly to use as either a formal or informal dining area. The current dining space flows seamlessly into the main sitting room, which enjoys an abundance of natural light from windows to both the front and rear elevations. In addition, there is a separate sitting room featuring an attractive bay window, providing a more formal and inviting space in which to entertain guests or unwind in comfort. A particular highlight is the dedicated home office, offering an ideal environment for remote working. Beyond this is a practical utility room with direct access to the garden, adding to the home's everyday convenience. To the first floor, the property offers three well-proportioned double bedrooms, two of which benefit from built-in wardrobes, together with a smaller single bedroom that would be well suited as a nursery, guest room or additional study. The accommodation is completed by a generous family bathroom and a separate shower room, providing excellent facilities for a busy household. Outside To the rear of the property is an attractive raised patio, thoughtfully positioned with direct access from the utility room, conservatory and sitting room, creating a seamless flow between indoor and outdoor living. This versatile space is ideal for al fresco dining, entertaining or simply relaxing during the warmer months. Beyond the patio lies a beautifully maintained garden, predominantly laid to lawn and complemented by well-established borders featuring mature shrubs and herbaceous planting, providing colour and structure throughout the seasons. The garden is further enhanced by a useful garden shed, offering practical storage. Situation The Hinchley Wood area of Esher is highly popular with families and commuters. Excellent schools and transport links mean it ticks many boxes for people looking to move to the area. Hinchley Woods shopping parade offers a good selection of shops, including a butcher, baker, hardware shop and mini market. Esher itself has a wide range leisure facility including; a cinema, ski slope, karting, Sandown Racecourse, tennis and golf clubs. The location is justifiably renowned for its excellent schools, with many families wanting access to Thames Ditton Primary School, Hinchley Wood School, as well as Esher Sixth Form College, all of which are highly regarded state schools. Property Ref Number: HAM-63743 Additional Information This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



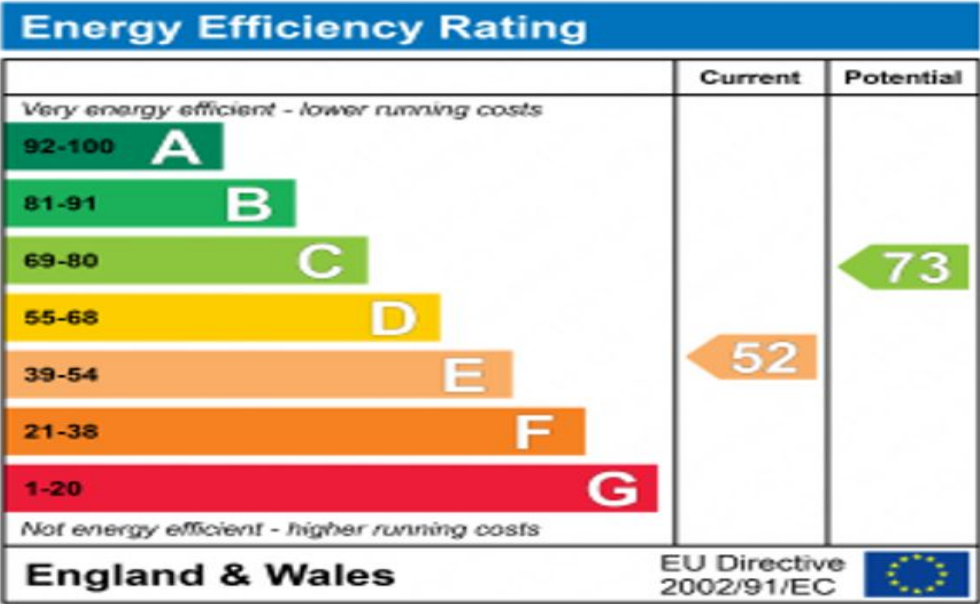












Floor plan

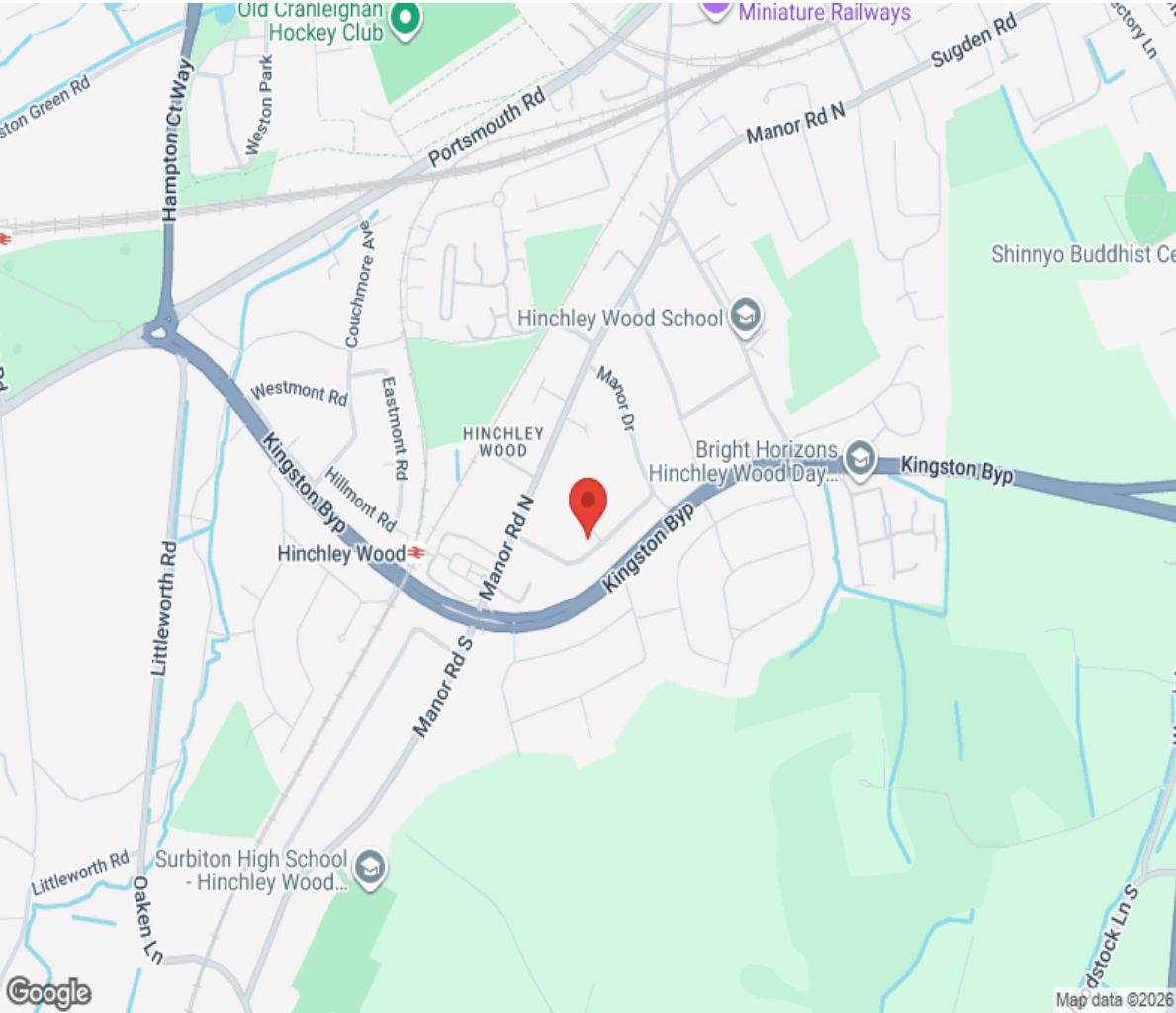
Approximate Area = 1849 sq ft / 171.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com