Hamptons

INTERNATIONAL



Medina Avenue, Esher, KT10

3 1 2

GUIDE PRICE

£950,000

(£950,000)

Property details



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Key features

- **NO CHAIN - 3 Bedrooms**
- **1 Bathroom**
- **2 Reception Rooms**
- **Kitchen/Breakfast Room**
- **Utility Room/WC**
- **Study Area**
- **Southwest Facing Rear Garden**
- **Garden Storage**
- **Garage**
- **Off Street Parking**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

NO CHAIN. Superb family home measuring over 1,400 sq feet with south west garden and potential to extend (STPP).Extending to over 1,400 sq ft, this impressive family home offers spacious and adaptable accommodation, ideal for modern living and with potential to extend (STPP). An enclosed porch opens into a welcoming central reception hall, creating an immediate sense of space and character.To the front, a bright and elegant reception room features a charming bay window, while the rear reception room enjoys an attractive fireplace and French doors opening directly onto the garden. Both rooms are generously proportioned and offer flexibility to suit a variety of family requirements, whether as formal reception space, a family room or playroom.A particular highlight of the property is the beautifully restored original parquet flooring, which runs through the entrance hall and both reception rooms, adding warmth, character and a sense of continuity throughout the ground floor.The spacious kitchen/breakfast room is well-equipped with an extensive range of fitted units and ample worktop space, providing a practical and sociable hub of the home. Beyond lies a useful utility room with WC, while an integral garage completes the ground floor accommodation.The first floor is arranged around a bright and spacious landing and comprises three well-proportioned bedrooms, all served by a family bathroom. A dedicated study area provides the perfect space for home working, studying or additional storage.OutsideThe southwest facing rear garden is mostly laid to lawn and bounded by mature shrubs and fencing that provide screening and a sense of privacy. To the rear of the house there is a patio area that offers the perfect space for outdoor entertaining and alfresco dining and is directly accessed from both the rear reception room and the kitchen. To the front is an integral garage and off-street parking.SituationHinchley Wood, one of Esher’s most sought-after residential areas, is particularly popular with families and commuters alike. Combining excellent local amenities, highly regarded schools and superb transport links, it offers an outstanding lifestyle in a well-connected Surrey setting.The charming Hinchley Wood shopping parade provides a variety of everyday conveniences, including a butcher, bakery, hardware store and mini-market. Nearby Esher offers an extensive range of leisure and recreational facilities, including a cinema, ski centre, karting, Sandown Park Racecourse, as well as numerous tennis and golf clubs.The area is especially renowned for its exceptional educational opportunities, with sought-after state schools including Thames Ditton Junior School, Hinchley Wood School and Esher Sixth Form College all within easy reach.For commuters, Hinchley Wood station is conveniently located nearby, providing regular services to London Waterloo in approximately 30 minutes, making this an ideal location for those seeking a balance of town and country living. Property Ref Number: HAM-67048







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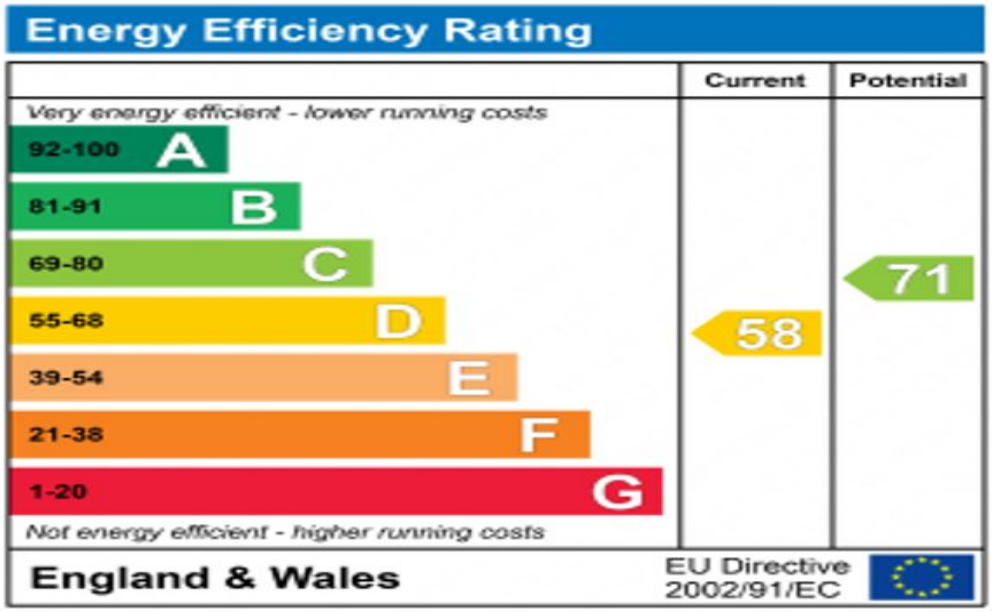




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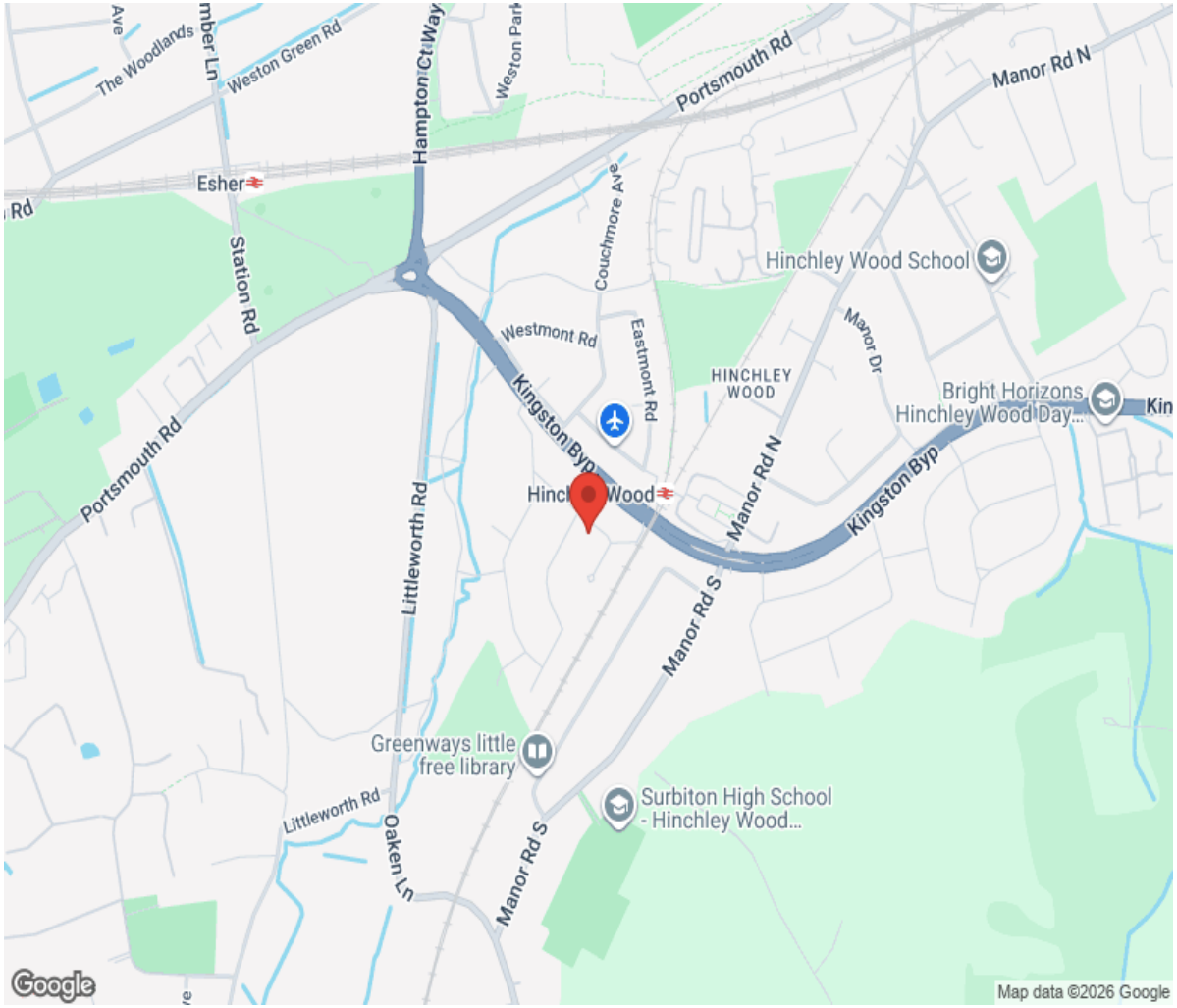
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Floor plan



Location





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