

HJC

HIGHER VALUES



Station Road

Esher, KT10 9DH

£645,000

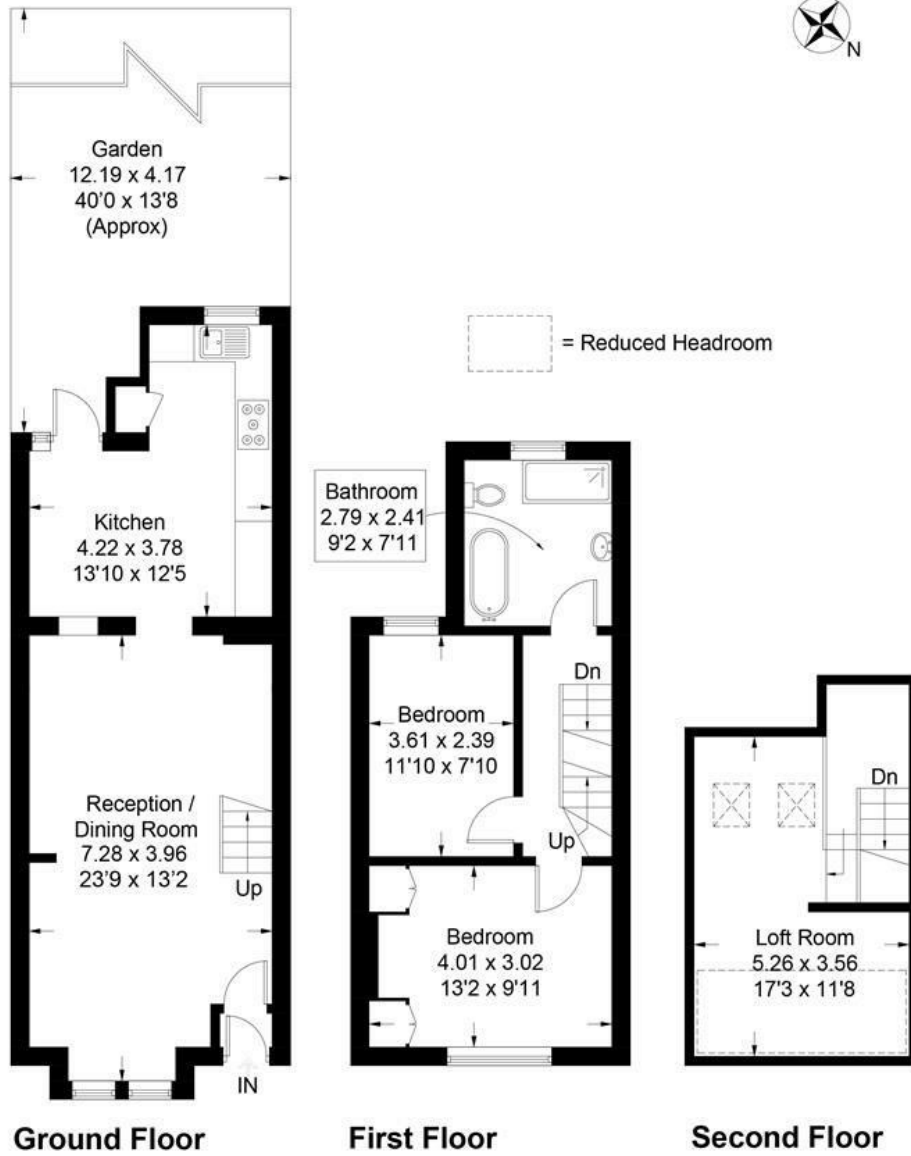
A charming bay-fronted period cottage located in a pretty, quiet road just a stones-throw from Claygate station and High Street. Featuring a stylish and light open plan sitting/dining room which stretches across the full width of the house, a well-fitted and modern kitchen with a stone worktop and butler sink and additional space for dining and rear access to a 40ft south west-facing garden. The first floor has 2 double bedrooms, with built-in wardrobes to the master, and a large, bright bathroom featuring a roll-top bath and separate shower. Stairs lead up to a bonus second floor loft room that works well as an additional kids bedroom and/or study. Further scope to extend, STPP.

- Period bay-fronted cottage
- Bonus loft room to second floor
- Modern fitted kitchen/breakfast room
- South West-facing garden
- Catchment for many local schools
- 2 double bedrooms
- Open plan sitting room/diner
- Large bathroom
- Quiet location near Claygate station & High Street
- Council tax band D

Floor Plan

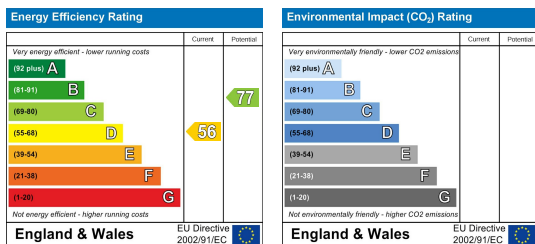
Station Road, KT10

Approximate Gross Internal Area = 100 sq m / 1076 sq ft
(Including Reduced Headroom)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2022 hello@london58.com

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.