

Bourne



Bourne
ESTATE AGENTS

Douglas Road, Esher, Surrey, KT10 8BA

Asking Price £595,000

Douglas Road, Esher, Surrey, KT10 8BA

A beautifully modernised and spacious semidetached home situated in a sought-after residential area. Improved to an exceptionally high standard throughout this three double bedroom house has many notable features and is within walking distance of Esher station with its excellent services into London.

The property has three double bedrooms and a family bathroom on the first floor and a Lounge/ conservatory dining room and kitchen on the ground floor. There is also a Utility room with a with plumbing and space for appliances.

The property is approached via an entrance hall which then leads into the open plan lounge and conservatory. The modern fitted kitchen has been renovated to an exceptionally high standard with ample worksurfaces and fitted appliances including a dishwasher, fridge freezer hob and oven.

Upstairs the landing leads to three double bedrooms all with a bright and airy feel, a family bathroom.

Outside the rear the low maintenance garden is west facing with a patio dining area leading to a further lawned area and to the front of the property there are views overlooking the green.

Esher itself is a vibrant Town full of character with many boutique shops and restaurants. An Everyman Cinema and Waitrose are a particular draw, as is Sandown Racecourse which is situated at one end of the High Street, hosting a full racing calendar and other social events and concerts. The A3 is within a short drive and gives easy access to the motorway network and coastal Towns and a straight route into London. The area is well served with a host of recreational activities and shopping facilities including Hampton Court on the River Thames and Kingston Town Centre. There are many State and private schools in the area with exceptional reputations.

An early viewing of this stunning property is highly recommended.

- Semi detached
- Beautifully presented
- Recently refurbished
- West facing garden
- Separate utility room
- Set back from the road
- Bright and airy
- Conservatory dining area
- 0.7 miles to Esher Station
- Overlooking the green

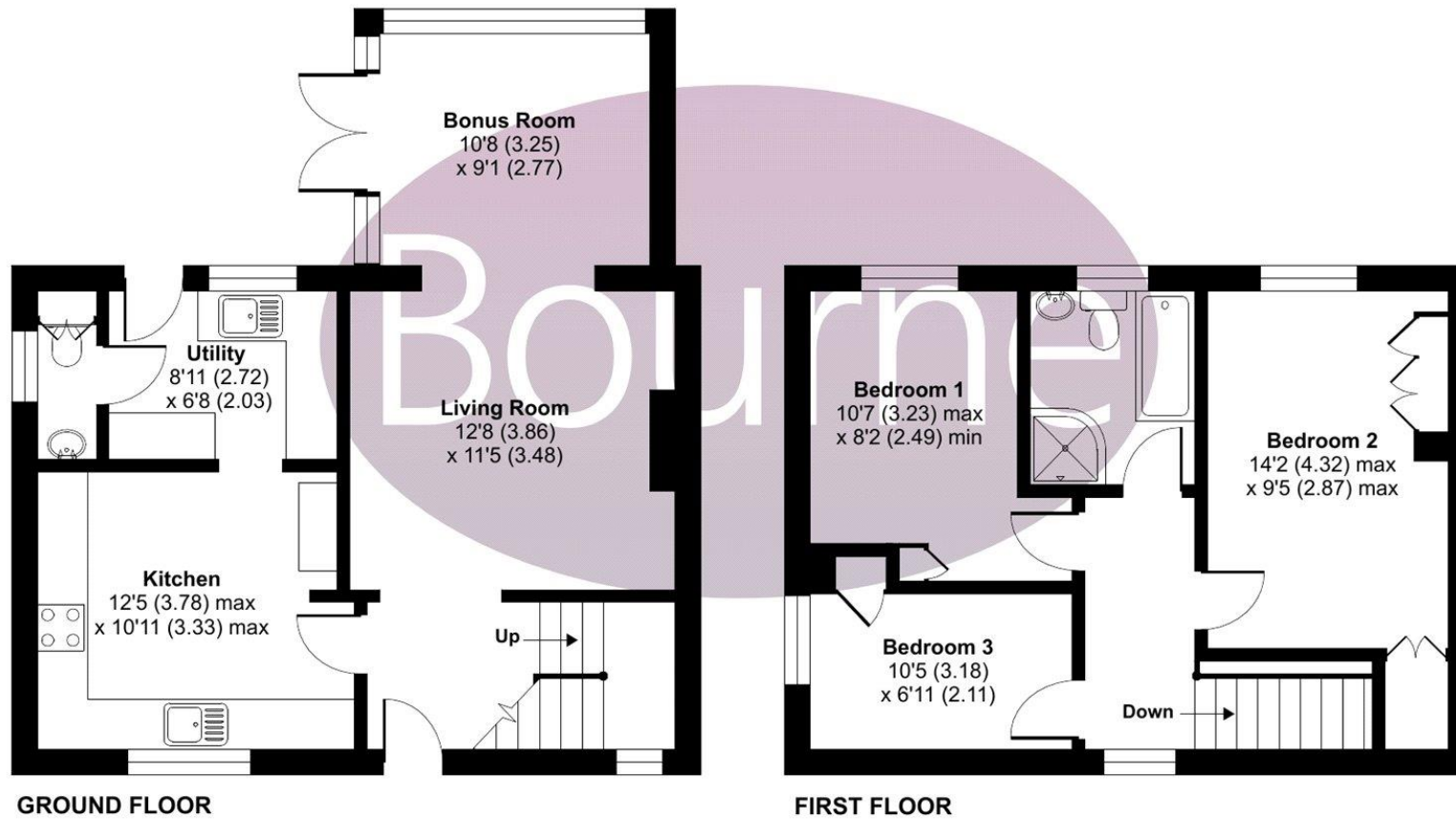


Floorplan

Douglas Road, Esher, KT10

Approximate Area = 1022 sq ft / 95 sq m

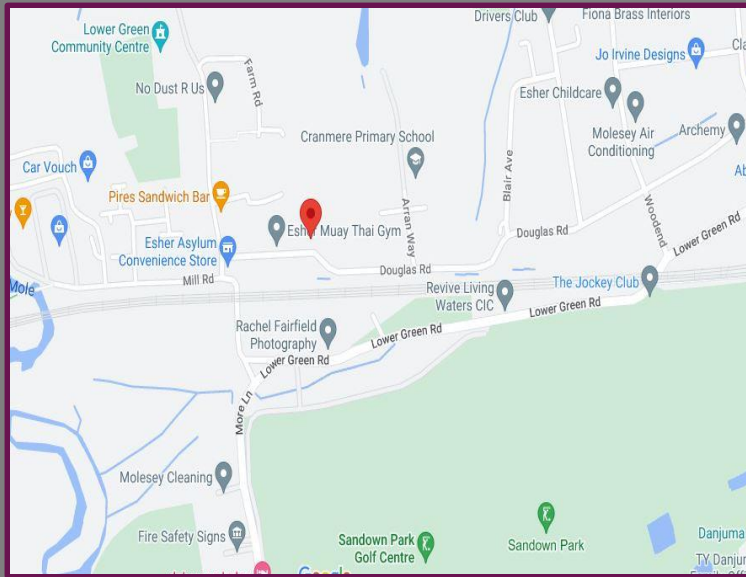
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Bourne Estate Agents. REF: 865584

Location

Esher itself is a vibrant Town full of character with many boutique shops and restaurants. An Everyman Cinema and Waitrose are a particular draw, as is Sandown Racecourse which is situated at one end of the High Street, hosting a full racing calendar and other social events and concerts. The A3 is within a short drive and gives easy access to the motorway network and coastal Towns and a straight route into London. The area is well served with a host of recreational activities and shopping facilities including Hampton Court on the River Thames and Kingston Town Centre. There are many State and private schools in the area with exceptional reputations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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.



A refreshing choice...

COBHAM: 13 Oakdene Parade, Cobham, Surrey, KT11 2LR

Tel: 01932 864242 | Email: cobham@bourneestateagents.com

Web: www.Bourneestateagents.com