



Wolsey Road, Esher, Surrey

Guide Price £899,950

# Wolsey Road, Esher, Surrey

We are delighted to present this charming Victorian semi-detached house, which is sure to capture your heart. This timeless property, dating back to the 19th century, boasts a perfect blend of classic elegance and modern convenience.

Upon entering the property, you will be greeted by a welcoming hallway that leads you to the spacious and bright living areas. The ground floor features a well-appointed kitchen, ideal for creating a kitchen/dining room, while the open plan living and dining room provides the perfect space for entertaining guests.

Upstairs, you will find three generous bedrooms, each offering ample space for relaxation and rest. The property also benefits from a good size garden, allowing you to enjoy the outdoors.

Situated in a sought-after location, this property is within close proximity to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make this Victorian gem your own. Contact us today to arrange a viewing.

Council Tax Band E

- Fantastic location
- Potential to extended subject to planning
- No onward chain
- Close to local amenities
- Good size garden
- Three bedrooms
- 27' living area
- Garden office



# Floorplan

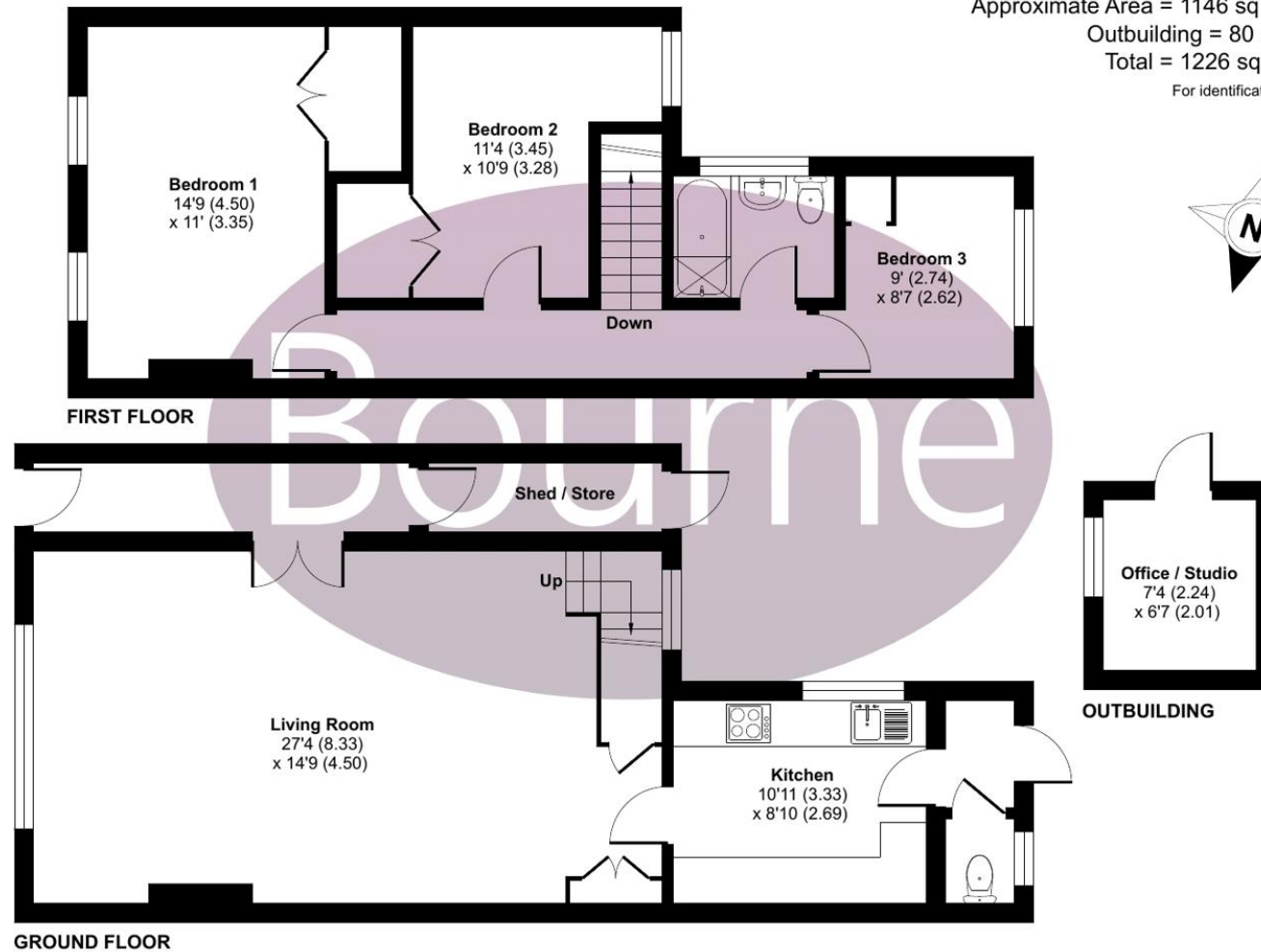
## Wolsey Road, Esher, KT10

Approximate Area = 1146 sq ft / 106.4 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1226 sq ft / 113.8 sq m

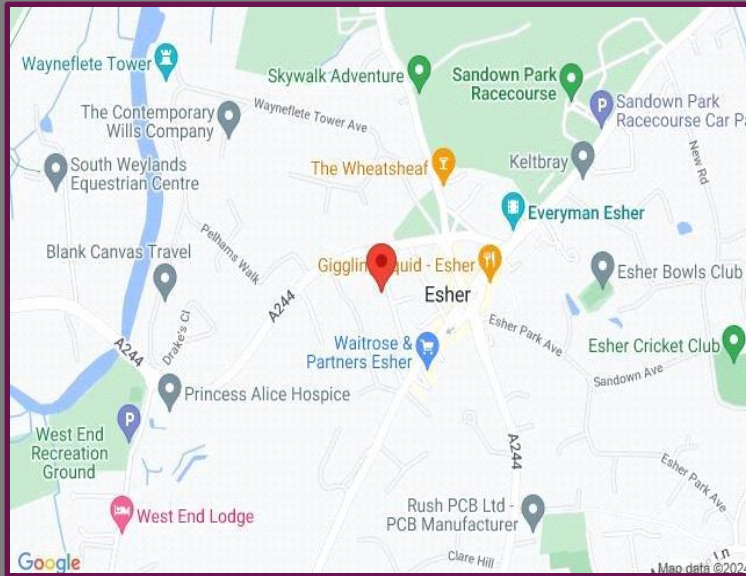
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1077584

# Location

Positioned in a sought-after residential road located in the heart of Esher, conveniently located within a short walk of the local restaurants, bars and Everyman cinema on the High Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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...

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