



ESTATE AGENTS



Soprano Way, Esher, Surrey, KT10 0DG

Offers Over £750,000

Soprano Way, Esher, Surrey, KT10 0DG

A fantastic contemporary four-bedroom family home in a popular residential 'Hinchley Park' development. Offering access to good schools and local amenities.

Introducing a modern and stylish family home, situated in the heart of a vibrant setting. This property boasts four spacious bedrooms, offering ample space for a growing family or those seeking extra room for guests or a home office.

The house is thoughtfully designed to maximize comfort and functionality, with a low maintenance garden.

Inside, the property features contemporary finishes and fittings, creating a sleek and inviting atmosphere. The open-plan layout seamlessly connects the living, kitchen areas, allowing for effortless flow and interaction. The kitchen is fully equipped with modern appliances, making cooking and meal preparation a breeze.

Additional highlights include ample storage throughout, a family bathroom, and off-road parking.

Conveniently located, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a modern and comfortable family home in a sought-after location. Don't miss out on the opportunity to make this stunning house your own.

Council Tax Band F

- Modern home
- 16' summer house/garden office
- 22' kitchen/family room
- No onward chain
- Driveway parking
- Quiet position
- Four bedrooms
- Family home
- Ensuite to principal bedroom



Floorplan



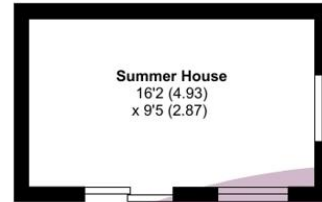
Soprano Way, Esher, KT10

Approximate Area = 1091 sq ft / 101.3 sq m

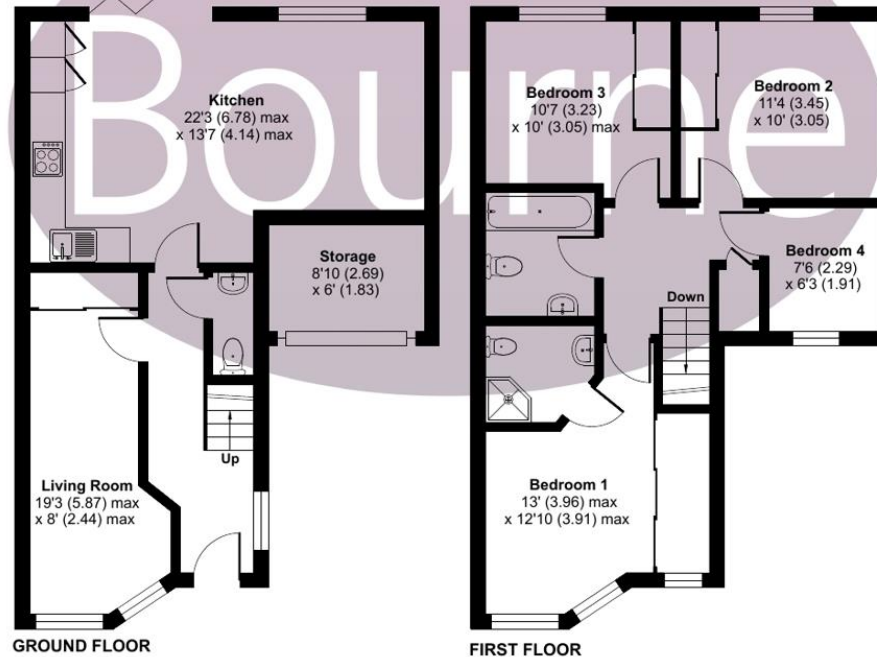
Outbuildings = 207 sq ft / 19.2 sq m

Total = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



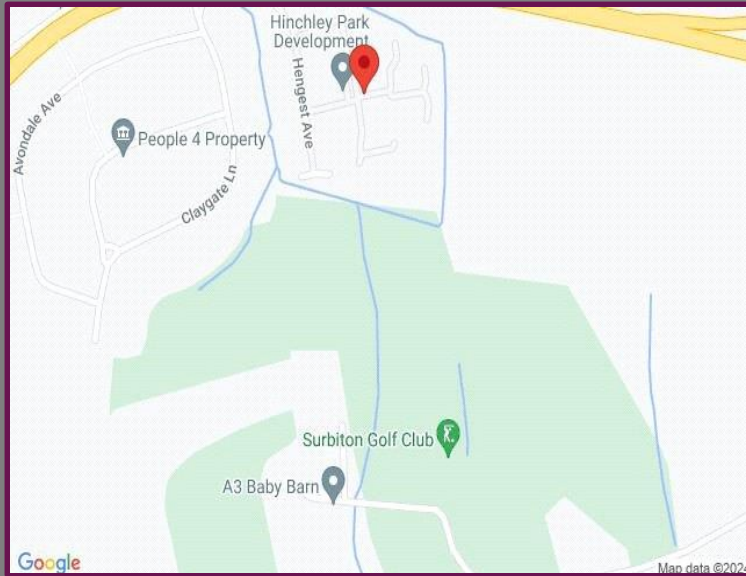
Garden
Approximate
37' (11.28)
x 23'8 (7.21)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1087997

Location

Conveniently located, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a modern and comfortable family home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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