



ESTATE AGENTS



Manor Drive, Esher, Surrey, Elmbridge, KT10 0BA

Guide Price £1,650,000

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Located in the heart of Hinchley Wood this stunning detached family home has been finished to a very high standard and offers a unique blend of character and modern conveniences.

Boasting five bedrooms, this spacious property is perfect for families looking for ample living space. The well-maintained garden provides a peaceful retreat, while the garage offers convenient storage space for vehicles or outdoor equipment.

The interior of the house is filled with natural light, creating a warm and welcoming atmosphere throughout. The generously sized bedrooms offer plenty of room for relaxation, while the modern kitchen is equipped with all the necessary appliances for cooking up delicious meals.

With its prime location, this property provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient and comfortable lifestyle.

Council Tax Band G

- Stunning open plan 24' kitchen /dining/ family room
- Fantastic location
- Finished to a high standard
- Driveway parking and garage
- Close to local amenities and transport links into London
- Five double bedrooms
- Garden home office
- Utility and downstairs cloakroom
- Living room with bay window



Floorplan

Manor Drive, Esher, Surrey, KT10

Approximate Area = 2736 sq ft / 254.1 sq m (excludes car port)

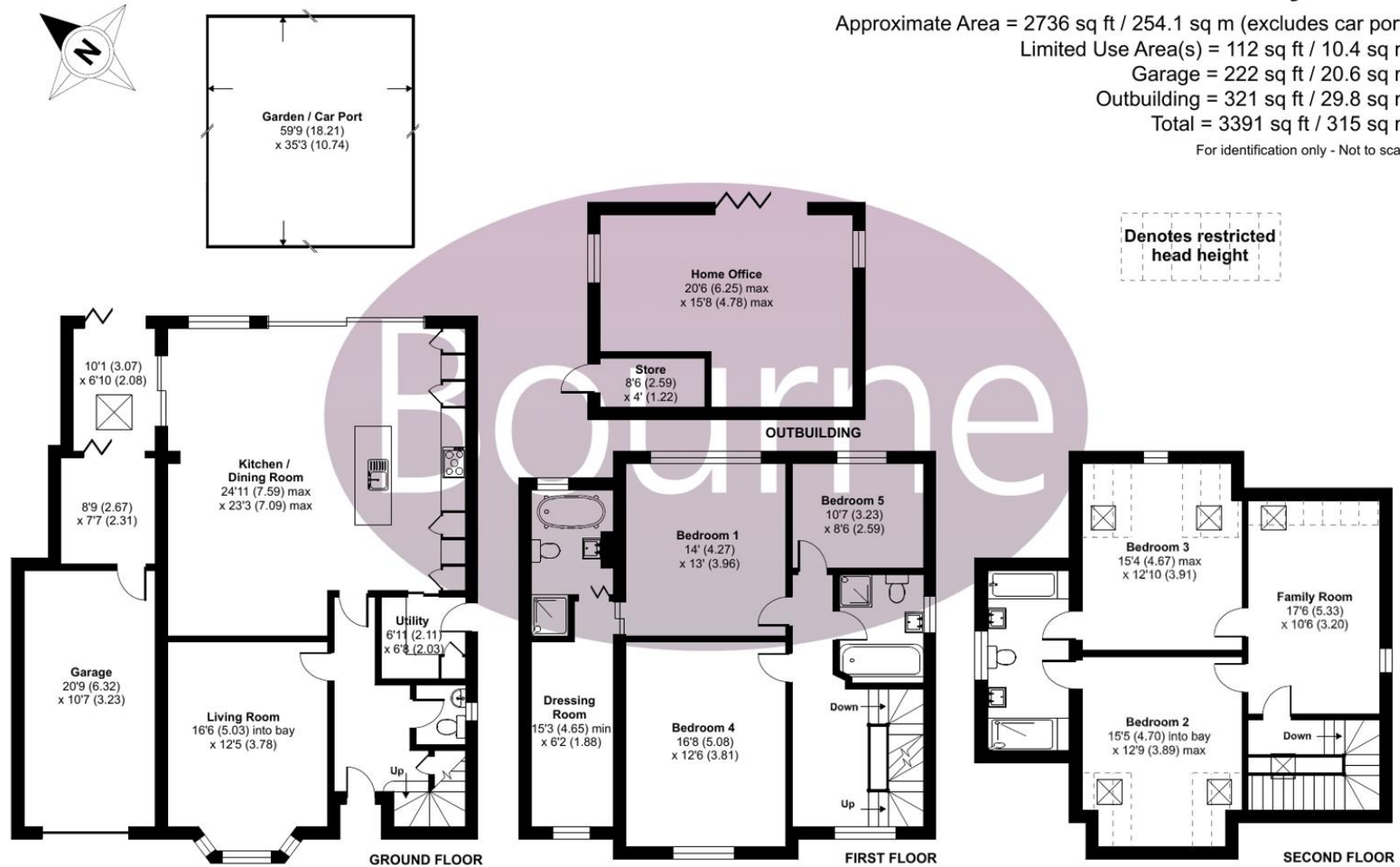
Limited Use Area(s) = 112 sq ft / 10.4 sq m

Garage = 222 sq ft / 20.6 sq m

Outbuilding = 321 sq ft / 29.8 sq m

Total = 3391 sq ft / 315 sq m

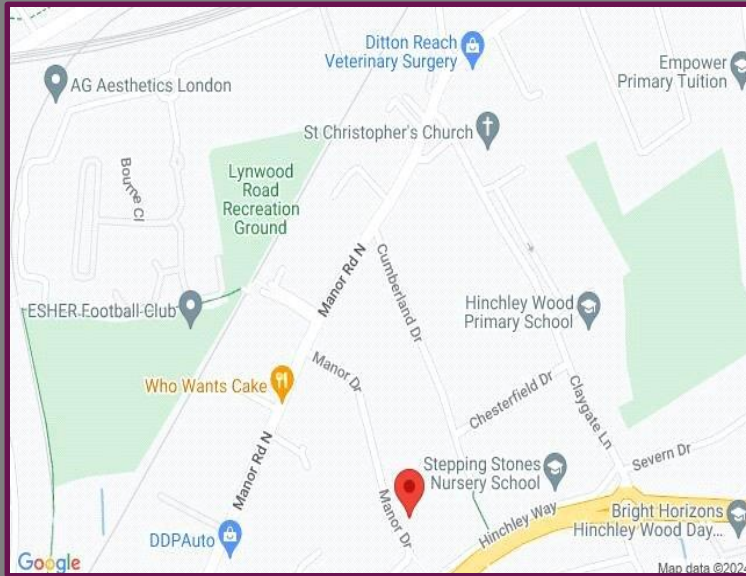
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1096127

Location

Manor Drive offers an excellent selection of highly respected schools. Very well served by excellent public transport links that include a mainline station with fast links to both Guildford & London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	91
(69-80) C		
(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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