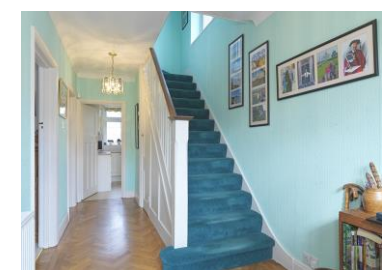


Montgomery Avenue, Esher, KT10

£850,000 Freehold

3 Bedrooms | 0 Bathrooms | 2 Reception

IVY GATE™



Summary:

Presented to the market in good decorative condition throughout, this much-loved family home is located on a desirable residential road and within close proximity to both Hinchley Wood and Thames Ditton. The property comprises; large driveway/front garden with space for 2 cars, welcoming front porch, entrance hallway, under stairs storage, reception room with bay window, leading from here through double doors is the dining room with doors leading out to the rear garden. With the internal doors open, a wonderful space for entertaining is created. The kitchen comes with pantry and a newly installed boiler, following on from the kitchen is a versatile side room with access to the rear garden, a WC and a good sized garage. The rear garden has been well tended to and comes with patio area and rich borders. To the first floor is the master bedroom with feature window, two good sized double bedrooms and family bathroom.

Attractive detached house

Three bedrooms

large driveway

Garage

Potential STPP to extend

Mature rear garden

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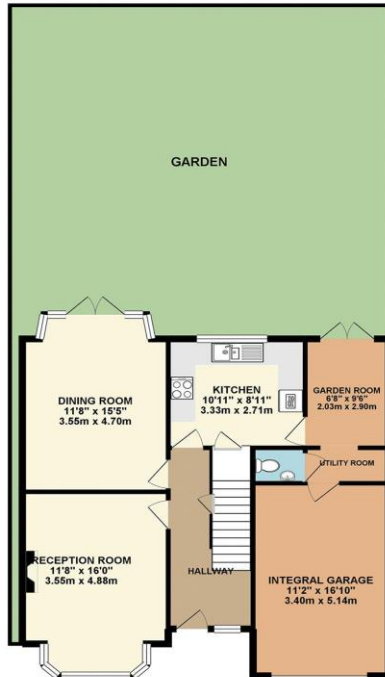
large driveway

Garage

Potential STPP to extend

Mature rear garden

GROUND FLOOR 836.09 sq. ft.
(77.68 sq. m.)



1ST FLOOR 563.81 sq. ft.
(52.38 sq. m.)



TOTAL FLOOR AREA : 1399.90 sq. ft. (130.05 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency unless stated otherwise.
Made with Metagon 6/2019

Tenure: Freehold

Council Tax: F

Local Authority: Elmbridge Borough Council

EPC Rating:

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.