



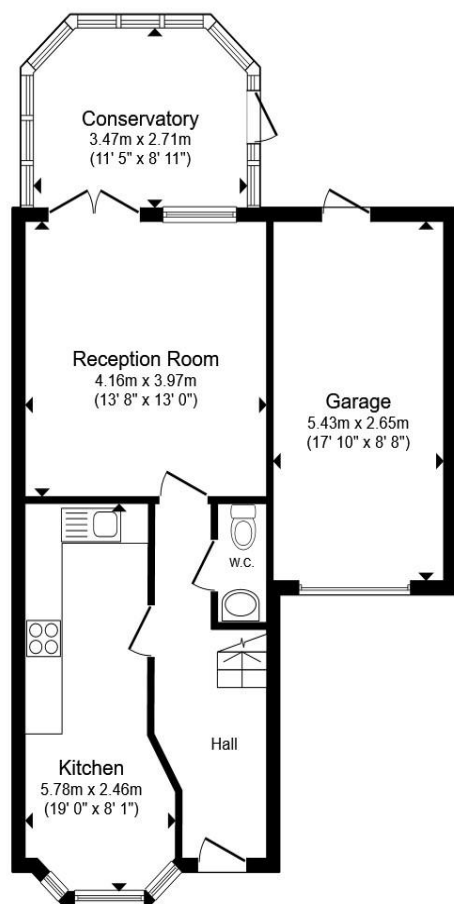
Hengest Avenue, Esher KT10 0BP

welcome to

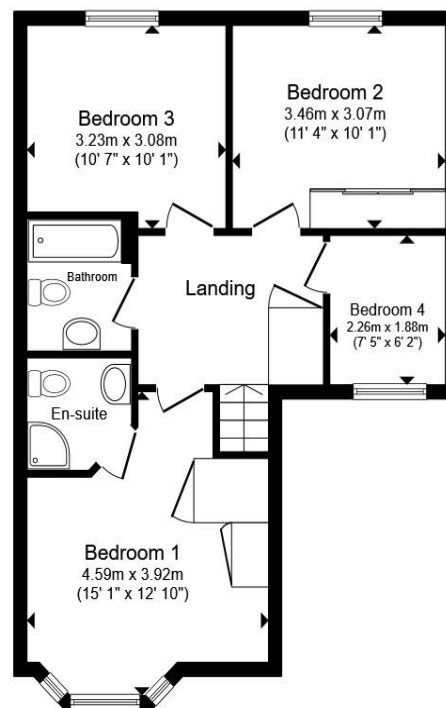
Hengest Avenue, Esher

Hidden within the highly regarded Hinchley Park development just moments Hinchley Wood Station & Primary/Secondary School; this four bedroom semi-detached home is a rare opportunity to secure a beautiful family home in an incredibly sought after location.





Ground Floor



First Floor



Total floor area 118.0 m² (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Developed in 2010 by one of the UK's most recognisable developers Taylor Wimpey, Hinchley Park resides just moments from Hinchley Wood Stations as well as the renowned Hinchley Wood Primary & Secondary school making it the perfect family home for any keen buyer.

The ground floor of the homes opens with a welcoming hallway entrance which flows elegantly in to the reception area. This space enjoys an ample amount of natural light through the attached conservatory as well as its West facing aspect. The conservatory can be utilised for a variety of different functions whilst also granting direct access to the meticulously landscaped rear garden.

Completing the ground floor is a cloakroom/WC, a stylish kitchen which offers an ample amount of storage & counter top surface area as well as providing additional space for a breakfast/dining section.

The top floor of this rare to market home are three sizable double bedrooms, the master of which enjoys a three piece en suite bathroom, as well as a spacious fourth bedroom & a contemporary three piece family bathroom.

With the additional benefits of a garage which hold conversion potential, drive way parking for multiple vehicles as well as a large loft space which also holds conversion potential (STPP) this home is expected to be incredibly popular so immediate inspection is advised to avoid disappointment.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Hengest Avenue, Esher

- Four Bedroom Semi-Detached
- Private Gated Development
- Close Proximity To Hinchley Wood Stations/Schools
- Two Bathrooms
- Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109503



Property Ref:
SUR109503 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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