



## 66 HILLCREST GARDENS

ESHER, KT10 0BX

£1,000,000  
FREEHOLD

A four bedroom, two bathroom, 1930's Berg built house situated on a desirable road of similar homes and enjoying a generous south facing plot with views onto Telegraph Hill.

  
**BURTON  
MATTHEWS**

## 66 HILLCREST GARDENS



The accommodation on the ground floor comprises a wood panelled entrance hall, a bay fronted reception room, rear reception room, rear sun room, kitchen/breakfast room, and a downstairs cloakroom. On the first floor there are three bedrooms, a family bathroom and a study area. On the second floor there is a double bedroom with en suite shower room.

Outside the property offers an integral garage, off street parking to the front and a large south facing rear garden measuring 35ft wide x 109 ft long with views onto Telegraph Hill behind.

Hillcrest Gardens is a very desirable road of attractive 1930's built detached houses, conveniently located just 0.25 of a mile from local shops, cafes and Hinchley Wood main line train station with services to London Waterloo. Hinchley Wood's highly regarded primary and secondary schools are less than 0.4 of a mile away.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band G

**Viewings** – By Appointment Only

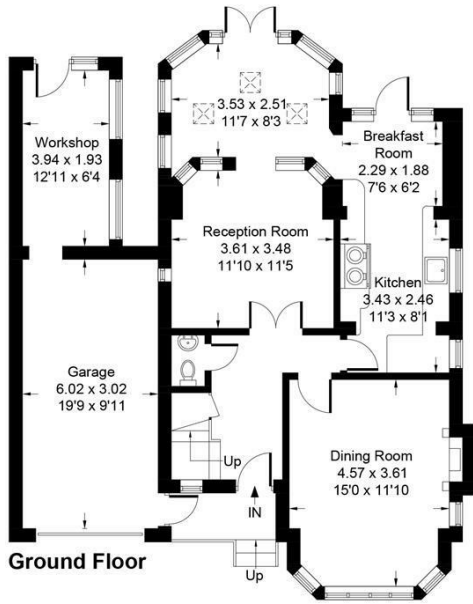
**Floor Area** – 1881.00 sq ft

**Tenure** – Freehold



# Hillcrest Gardens, Esher, Surrey, KT10

Approximate Gross Internal Area = 147.5 sq m / 1588 sq ft  
 Garage & Workshop = 27.2 sq m / 293 sq ft  
 Total = 174.7 sq m / 1881 sq ft  
 (Excluding Shed)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
 Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Burton Matthews  
 First Floor Office Rear of 21 The Parade  
 Claygate  
 Surrey  
 KT10 0PD

01372 423150  
 hello@burton-matthews.co.uk  
 burton-matthews.co.uk

