



53 HEATHSIDE

HINCHLEY WOOD, KT10 9TD

£1,350,000
FREEHOLD

A rarely available five bedroom, four bathroom detached family home on a corner plot, situated on a quiet residential road within a short walk of Hinchley Wood shops and mainline station to London Waterloo.


**BURTON
MATTHEWS**

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Ideal for the larger family, this attractive family home has been thoughtfully extended to offer a substantial amount of well presented, bright and airy accommodation over two floors. The ground floor comprises entrance hall, large living room, a through lounge/dining room, a modern kitchen/breakfast room, utility room, study, WC and an integral double garage.

On the first floor the master bedroom enjoys both a walk in wardrobe and en-suite bathroom. There are two further double bedrooms with en-suite bathrooms, two more bedrooms and a shower room.

Outside the property enjoys a corner plot with a partly walled garden. The garden wraps around the side and rear of the property and offers a large patio area with a southerly aspect. The paved driveway to the front affords off street parking for four cars.

Heathside is a quiet residential road of detached family homes, conveniently located for access to local shops and mainline train services from either Hinchley Wood or Esher, with a number of excellent local schooling options close by. This house really does tick all the boxes, so early viewing is strongly advised.

Additional Information

Local Authority – Elmbridge

Council Tax – Band G

Viewings – By Appointment Only

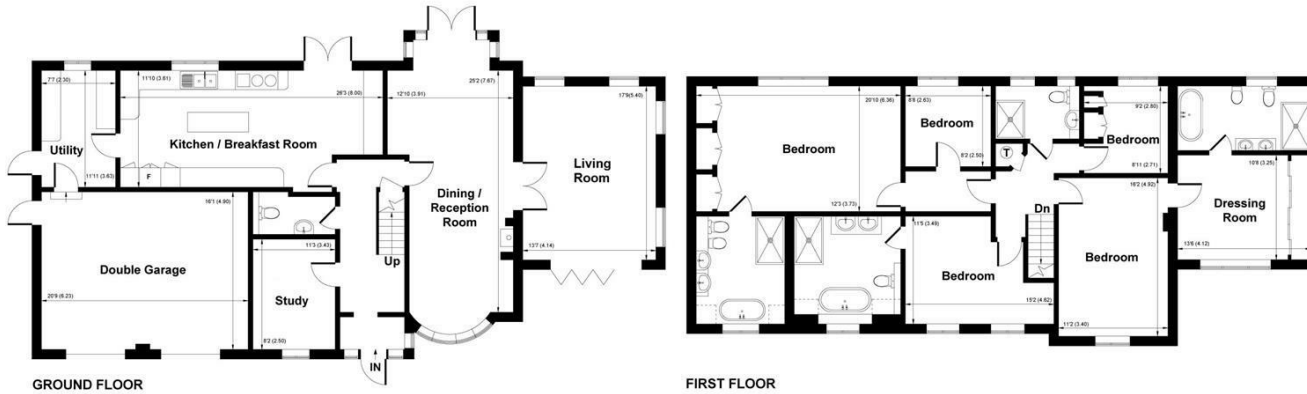
Floor Area – 3000.00 sq ft

Tenure – Freehold



Heathside, Esher, Surrey KT10

Approximate Gross Internal Area = 251.6 sq m / 2708 sq ft
 Garage = 31.5 sq m / 339 sq ft
 Total = 283.1 sq m / 3047 sq ft



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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

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