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## Avondale Avenue, Esher, KT10 0DA

A spacious four/five bedroom detached traditional family home with extensive living accommodation, a large private garden, driveway parking and a garage. Located on a very desirable, established residential road within walking distance of Hinchley Wood Station the shopping parade and the popular Hinchley Wood School. The many benefits include a large lounge overlooking the garden with a stone fireplace. There is also a good size separate dining room and a large brick and glass conservatory. There is a modern-fitted kitchen, breakfast room and a separate utility room. The welcoming wood-panelled entrance hall includes a ground floor wc and stairs to the first floor. The master bedroom includes an en-suite shower room and access to a useful study-nursery eaves room. There are three further good size bedrooms and a family bathroom. The very large secluded rear garden includes mature planting, a lawn and stone terrace. There is a driveway leading to the garage and a garden at the front of the property. Council Tax Band G. A lovely home sold with no onward chain.

**Guide Price £1,200,000 Freehold**

**EPC Rating: D**

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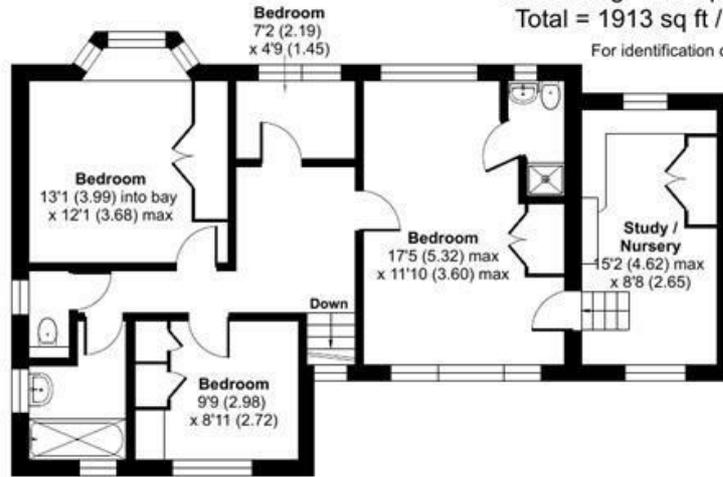
Approximate Area = 1760 sq ft / 163.5 sq m

Garage = 128 sq ft / 11.8 sq m

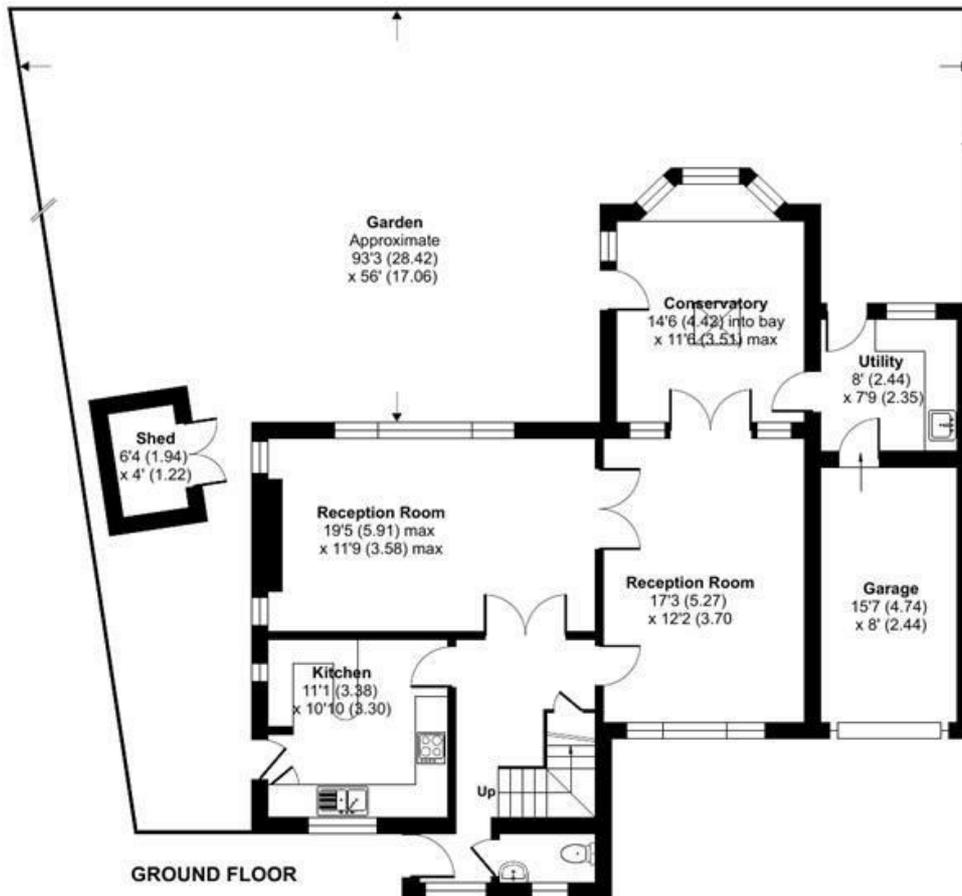
Outbuilding = 25 sq ft / 2.3 sq m

Total = 1913 sq ft / 177.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1417523

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		57	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	