

# 37, Douglas Road, Esher, KT10 8BA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>59</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	

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	



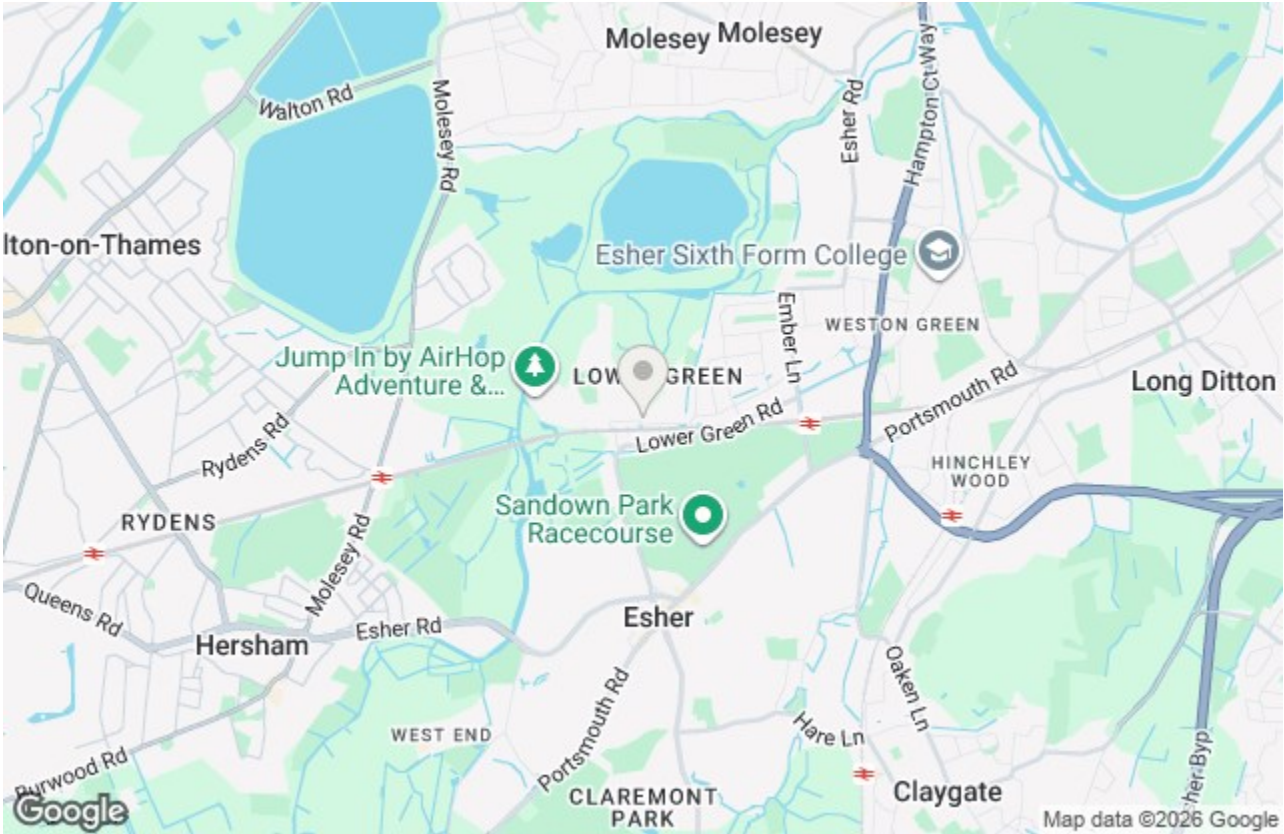
## £570,000 Freehold

Harnes Turner Brown are pleased to offer this attractive three bedroom semi-detached property, situated in a quiet and desirable position overlooking a green and which has been recently updated by the present owners to include a recent new roof, contemporary fitted kitchen, updated electrics, modern heating system and feature hardwood flooring. The ground floor provides well proportioned and flexible living space, with the updated kitchen overlooking the garden and two further separate reception rooms allowing for both comfortable day-to-day living and formal entertaining. The layout is particularly suited to those seeking defined living and dining areas. Upstairs, there are three bedrooms along with a modern family bathroom, all presented in good decorative order.

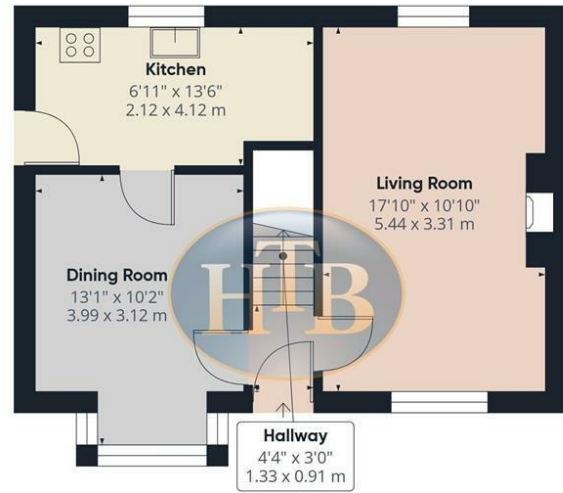
Externally and to the rear, the property benefits from a larger than average wide garden with patio, shrub borders and mature trees providing an excellent space for outdoor use and offering potential for further landscaping or extension, subject to the usual planning consents. The front aspect overlooking the green enhances the overall setting, providing a pleasant outlook and a greater sense of space.

In addition to its current accommodation, the property offers scope for enlargement (subject to the necessary planning permissions), allowing purchasers the opportunity to adapt and extend the house over time to suit their requirements.

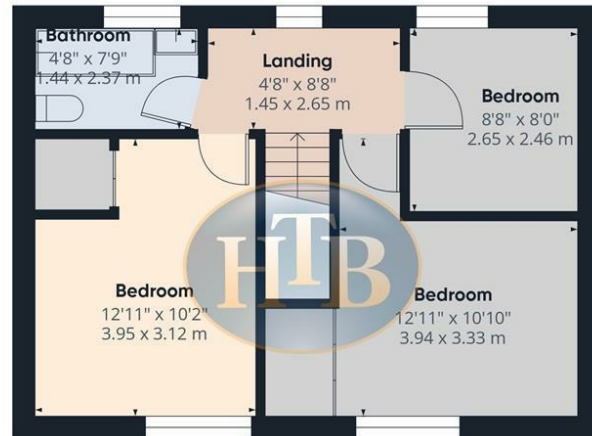
The property is offered with no onward chain is conveniently located for local amenities, transport links and schools, making it a practical and appealing choice for a range of buyers. An early viewing is highly recommended to appreciate both the condition and potential of this well-positioned home. Council tax band D.



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Floor 0



Floor 1



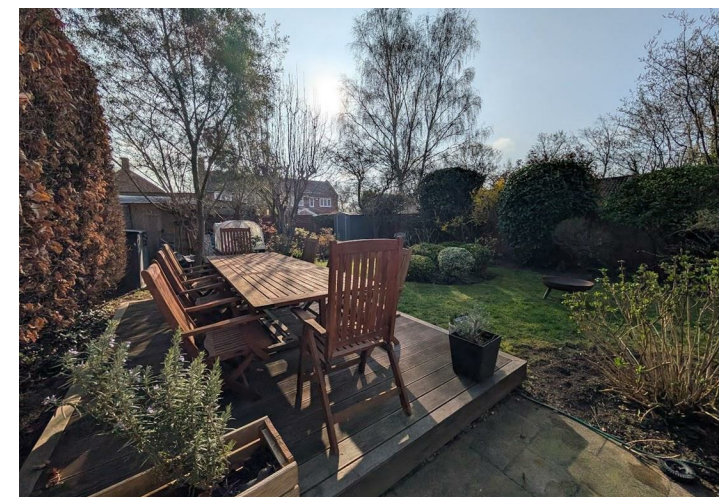
Approximate total area<sup>(1)</sup>  
922.46 ft<sup>2</sup>  
85.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- SEMI DETACHED
- REFITTED MODERN KITCHEN
- MODERN WHITE BATHROOM
- NO ONWARD CHAIN
- DOUBLE GLAZING

- TWO SEPARATE RECEPTION ROOMS
- THREE GOOD SIZE BEDROOMS
- POTENTIAL TO EXTEND TO THE SIDE (STPP)
- NEW ROOF, ELECTRICS AND HEATING SYSTEM
- CONVENIENT LOCATION

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract