

### 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	

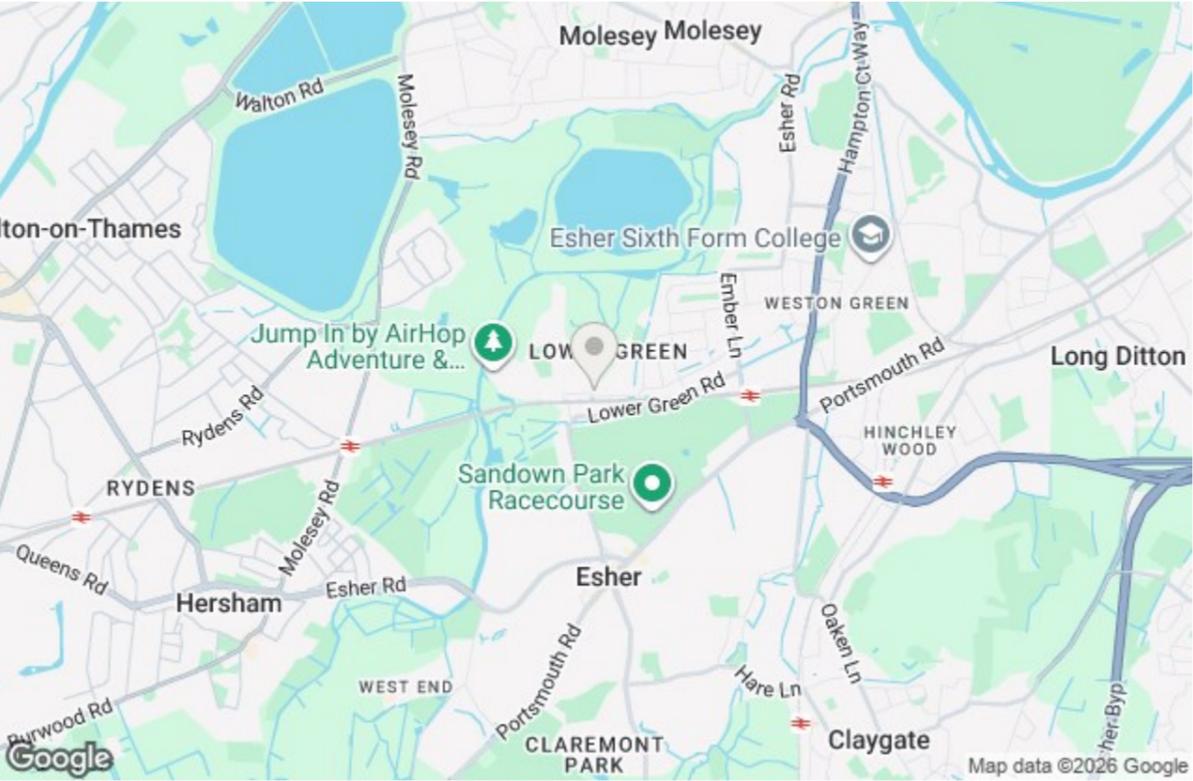


### Offers In Excess Of £585,000 Freehold

Harmes Turner Brown are pleased to offer to the market this attractive three bedroom semi-detached property which has been recently updated by the present owner to include a recent new roof, wiring and combi-boiler and feature hardwood flooring. This lovely character home comprises entrance hallway, separate living room and a dining room which leads onto the modern refitted kitchen with underfloor heating. From the hallway are stairs leading to the first floor where there is a generous size master bedroom, a second double bedroom, a single bedroom and the modern family bathroom. Externally there is a private enclosed wide rear garden with patio and yellow 'Balau tropical' hardwood decking on ground screws. The garden is well stocked with mature tree and shrub borders and a large timber shed which could be easily converted to a studio room. To the front there is a small garden and well maintained grass area. Other benefits include double glazing and gas central heating. The property has potential to extend to the side, rear and potentially attic (STPP).

The property is located in the popular sought-after area of Esher with its buzzing High Street providing many boutique shops, restaurants, pubs, cafes and cinema. Sandown Park, which is also close by, provides a racecourse, golf club, dry ski slopes and fitness centre. The area benefits from rural open spaces at Esher Common and West End Common, which also has a popular garden centre, excellent schools and Esher College. There are good transports links into London and easy access to the A3 and M25. The property is 0.7 miles from Esher Station which gives access to London Waterloo in under 30 minutes.

Please contact our Molesey office on 0208 001 8385 to arrange an appointment to view. Council tax band D. OFFERED WITH NO ONWARD CHAIN.



# Douglas Road, Esher, KT10 8BA



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)
- GAS CENTRAL HEATING
- 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