

# Farm Road

ESHER, KT10

150 Years

JOHN D WOOD & CO.

London, Country & International Property

# Farm Road

ESHER, KT10

This well presented two bedroom semi-detached home offers stylish, contemporary living with generous outdoor space and off-street parking.

The ground floor has been thoughtfully remodelled to create an open plan layout, with a modern fitted kitchen flowing seamlessly into the spacious reception and dining areas. Large windows and rear doors flood the space with natural light while providing direct access to the rear garden.

The ground floor also benefits from a contemporary shower room with utility facilities, providing added practicality.

Upstairs, the property offers two well-proportioned double bedrooms, both with built-in storage, together with a family bathroom.

Externally, the home enjoys a private rear garden, featuring a patio area perfect for outdoor dining and a sizeable lawn with mature planting. To the front, there is off-street parking, while useful side storage provides additional space for bikes, gardening equipment or general household storage.

Ideally located on Farm Road, the property is within easy reach of Esher town centre, highly regarded local schools, parks and excellent transport links, including Esher station with direct services to London Waterloo.

















Offers IEO: £450,000
Subject to Contract

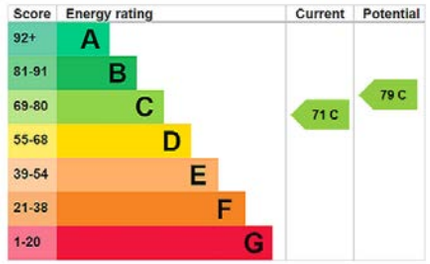
**Local Authority:** Elmbridge Council

**Council Tax Band:** D

**Tenure:** Freehold

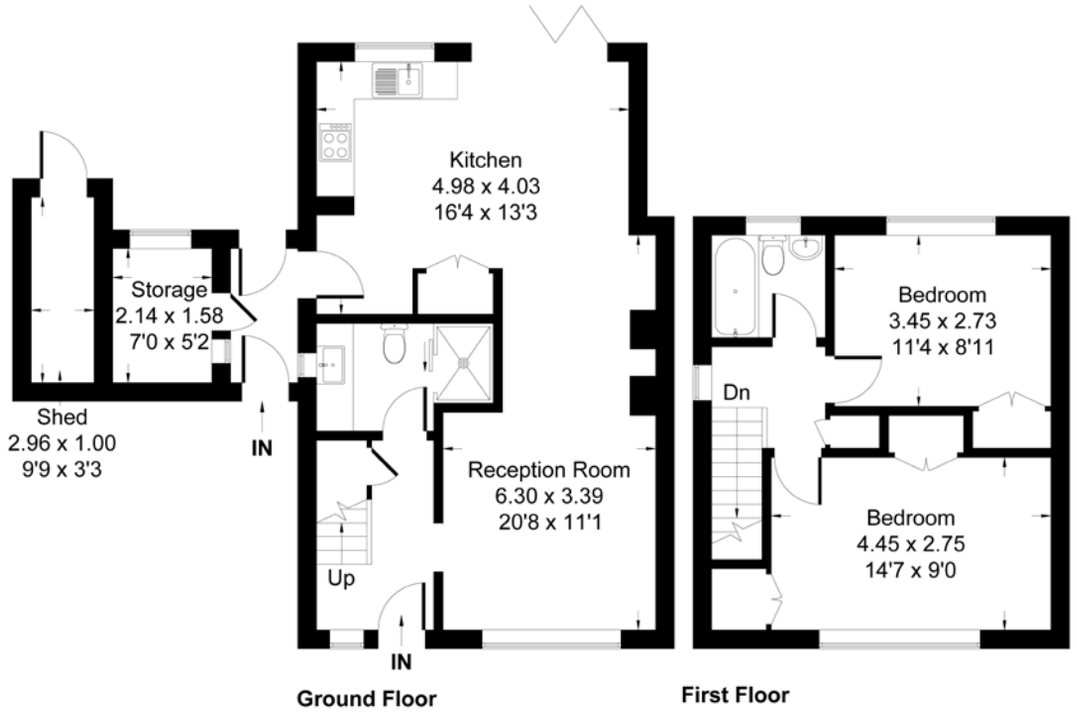
**Reference:** COB260029

**Approximate Gross Internal Area:**
958 sq.ft. / 89 sq.m.




## Farm Road, Esher, KT10

Approximate Gross Internal Area = 82.0 sq m / 883 sq ft
Outbuilding = 7.0 sq m / 75 sq ft
Total = 89.0 sq m / 958 sq ft




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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