



ESTATE AGENTS



Tellisford, Esher, Surrey

Guide Price £1,200,000

# Tellisford, Esher, Surrey

Nestled in a peaceful residential area, this charming Neo Georgian detached house presents a wonderful opportunity for those seeking a homely and secure abode.

Boasting three well-proportioned bedrooms, this property offers a spacious layout that is both convenient and accessible. The tranquil surroundings provide a quiet and secluded atmosphere, perfect for relaxation and privacy.

The property also features a lovely garden space, ideal for relaxing, as well as a double garage for convenient parking and storage.

With its desirable location and inviting ambiance, this property is sure to appeal to those looking for a comfortable and welcoming home.

Don't miss the chance to make this delightful house your own. Contact us today to arrange a viewing and experience all that this property has to offer.

Freehold  
Council tax band G

- Fantastic opportunity
- Cul-de-sac position
- Double garage and driveway parking
- Character features
- Potential to extend subject to planning
- Short walk to Esher High Street
- 1 mile to Esher train station
- Three double bedrooms



# Floorplan

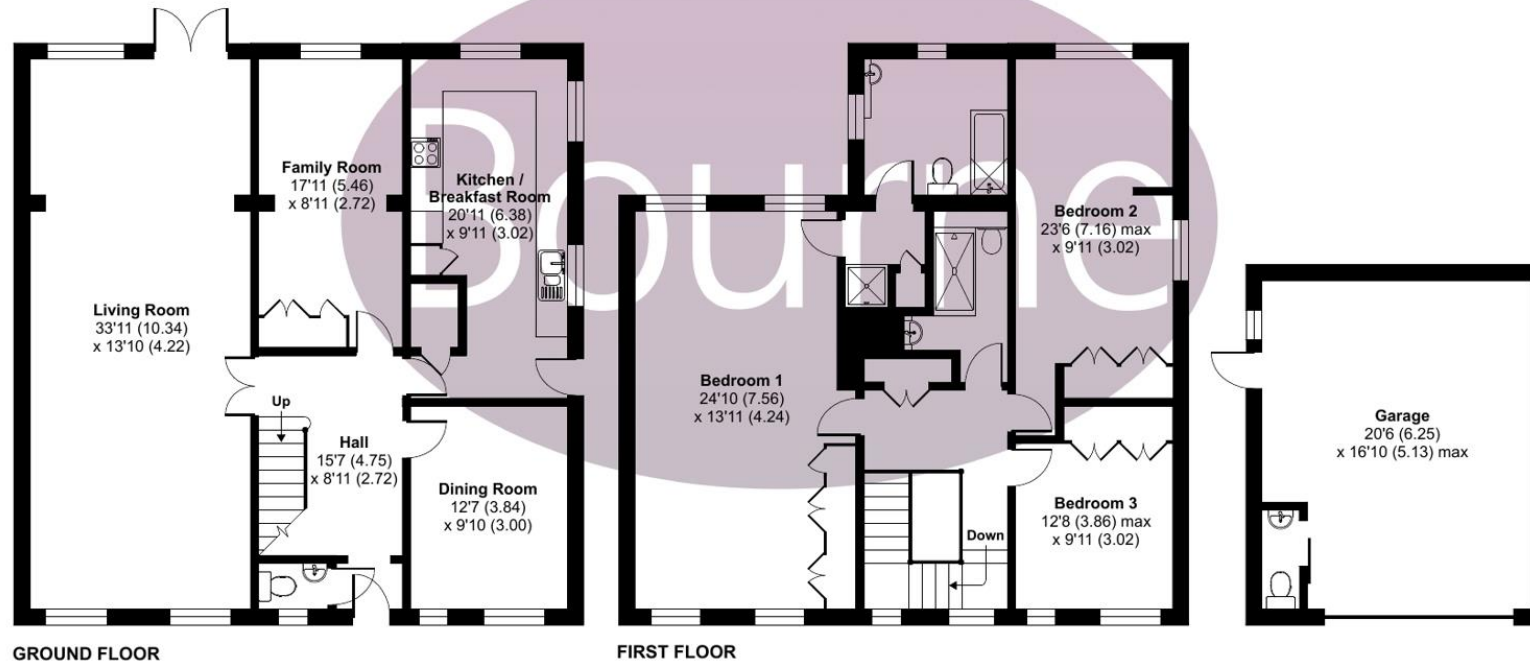
## Tellisford, Esher, KT10

Approximate Area = 2174 sq ft / 202 sq m

Garage = 345 sq ft / 32 sq m

Total = 2519 sq ft / 234 sq m

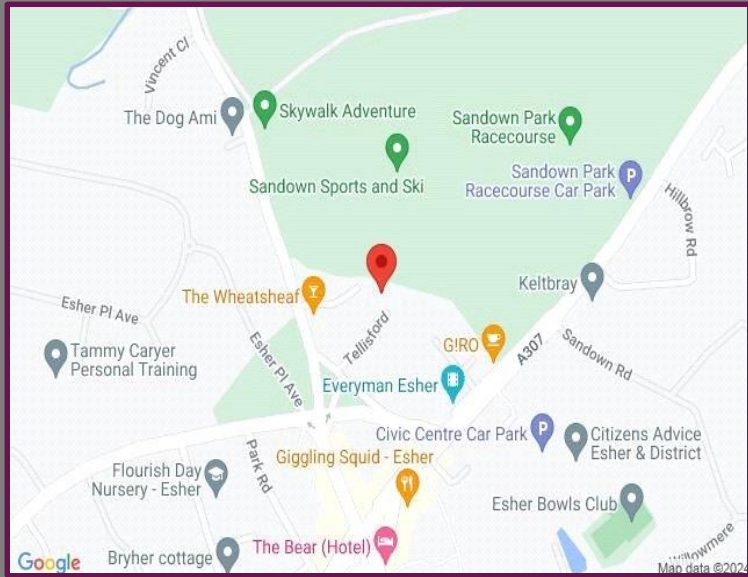
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1117285

# Location

Positioned in a prime residential road located in the heart of Esher, conveniently located within a short walk of the local restaurants, bars and Everyman cinema on the High Street. Claygate train station is 0.7 miles, Esher mainline station 1.1 miles and the A3 connecting to the M25 is just a very short drive away. Claygate Parade is again 0.7 miles from the property and offers a co-operative supermarket, butchers, bakery and other amenities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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