



Willowmere, Esher **KT10**

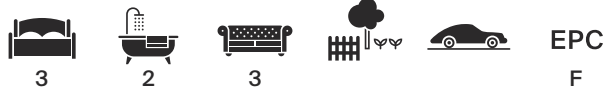
Located in a private cul-de-sac

A detached bungalow set in a cul-de-sac off one of Esher's most central and exclusive private roads. Set in a 1/3 acre plot and offering scope to extend and develop (STPP).

Perfectly located within 1/4 mile of Esher High Street and 1 mile of both Esher & Claygate Stations.

Esher High Street has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, and Everyman Cinema along with a number of coffee shops and pubs.

A3 1.75 miles, Cobham 4.25 miles, Kingston 4.5 miles.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: G



Schooling in the area is superb with several private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds, and Danes Hill are also conveniently located. Please check individual catchment areas for all state schools.

There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym, and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within or a short distance of the town. The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Communication links are excellent with the stations providing fast and frequent services to London Waterloo. The A3 provides direct access to central London, the M25, Heathrow and Gatwick airports, and the South.



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Approximate Gross Internal Area = 242.6 sq m / 2612 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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