



Parkwood Avenue, Esher **KT10**



Property For Sale in Esher

An immaculately presented interior designed family home perfectly located for Esher station.

The property has a superb specification throughout including:

- Bespoke shaker style kitchen
- Granite worktops,
- Britannia six hob range
- Double bull nose granite island.
- Handcrafted tailor-made office space.
- Rich oak flooring throughout
- Painted wood windows throughout
- Handcrafted plaster cornice in all rooms
- Bathrooms adorned with Porcelanosa tiles and Grohe fixtures.
- Landscaped gardens, including purpose-built gazebo with power. Electric heating and lighting in place
- Fully integrated lawn and bed irrigation system spanning both the front and back gardens. Uses a wirelessly controlled system.

Tenure: Freehold

Council Tax Band: G

Local Authority : Elmbridge Borough Council









The property is conveniently located for Esher mainline station and within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, Gail's Bakery, Fego's, The Good Earth, and Everyman Cinema along with a number of coffee shops and pubs.

Schooling in the area is superb with a large number of private and state schools in the immediate area including Weston Green, Claremont Fan Court, Hampton, LEH, Shrewsbury House, and Rowan. State education is excellent including St Paul's Catholic School, Esher High, Esher Church School, and Cranmere.

There is an excellent choice of recreational activities with Colets Health and Fitness and Sandown Park offering gym, swimming, squash, creche and day nursery, skiing, golf and go-karting. The historic Hampton Court Palace and Bushey Royal Park are close by. 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 station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.

Esher Train Station - 0.5 miles

Esher Town Centre - 1.5 miles

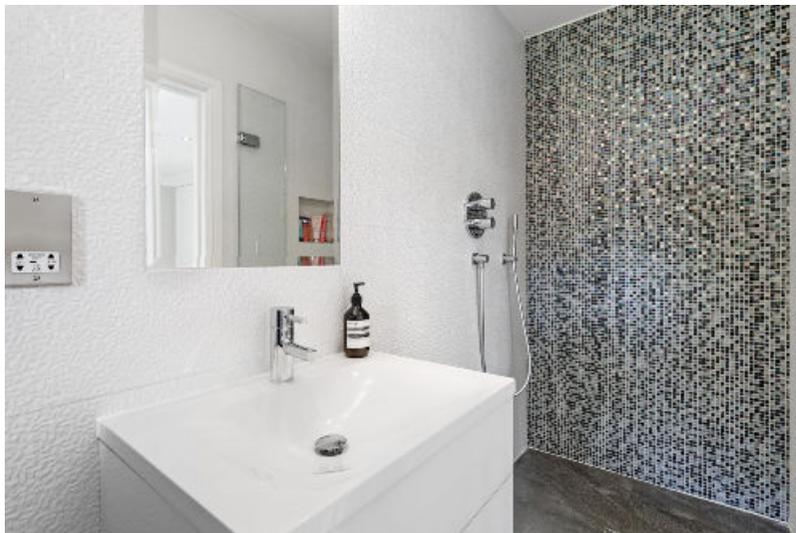
Kingston - 3.75 miles

Cobham - 5.5 miles

Central London - 20 miles

All distances and times are approximate.

Please check catchment areas and entry requirements for specific schools as these are subject to change.







Approximate Gross Internal Area
Main House = 2595 sq. ft / 241.09 sq. m
Outbuilding = 167 sq. ft / 15.56 sq. m
Total = 2762 sq. ft / 256.65 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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