



Esher Close, Esher KT10





Grade II Listed Art Deco Property

An art deco 1930's Grade II Listed home in need of total modernisation throughout and located in a private road in the centre of Esher.

Designed by architects, Easton & Robertson in 1934, for Carl Edhardt, a golden medal winner at the 1936 Winter Olympics for Britain at Ice Hockey. The current owners are only the second custodians of the property. The house is situated in 0.75 acres of south facing grounds in a private gated road.

Located within a short distance of Esher high street which has an excellent range of restaurants and shops including Waitrose, Gail's Bakery, Fego, Cote, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs. 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.

There is an excellent choice of recreational activities in Esher with Sandown Park offering horse racing, skiing, golf, go-karting, gym, and squash and the National Trust owned Claremont Landscaped Gardens are all within the town. RHS Wisley is nearby along with the historic Hampton Court Palace and River Thames.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: H



6



3



6



0.75
acres



Schooling in the area is superb with the Claremont Fan Court School and Esher Church School nearby, ACS Cobham International School Notre Dame in Cobham and Danes Hill in Oxshott.

The towns of Kingston upon Thames and Guildford are nearby, providing a wider selection of high street names and department stores.

Esher Town - 350 yards

Esher station - 1.25 miles

A3 - 2 miles

Cobham - 3.75 miles

Kingston - 5 miles

Central London - 20 miles

All distances are approximate.

Please check individual catchment areas and entry requirements for all schools stated.

The plot measurement is indicative, please make your own checks to verify plot measurement. Measurement taken from Promap.





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Approximate Gross Internal Area = 401.5 sq m / 4322 sq ft
 (Including Garage / Stores)
 Detached Garage = 24.2 sq m / 261 sq ft
 Total = 425.7 sq m / 4583 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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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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