

Lower Green Road, Esher **KT10**

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# Period property For Sale in Esher

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A well presented five bedroom period home located mid-way between the high street and station.

The property offers character features throughout including high ceilings, feature fireplaces, well proportioned reception rooms and bedrooms as well as an open plan kitchen/breakfast room.

To the front is a detached double garage and off-street parking. The rear garden has a large offers a high degree of privacy, has a large patio area, access to the home office and is brick walled to the rear boundary.

Esher High Street has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, Gail's Bakery, Fego and Everyman Cinema along with several coffee shops and pubs.

Schooling in the area is superb with a large number of 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.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: H









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 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 station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.

Esher station 0.75 miles

Esher town centre 0.75 miles

Kingston 4 miles

Cobham 4.75 miles

Central London 20 miles

All distances are approximate.

All state school references are subject to catchment areas.















**Knight Frank**

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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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