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The larger town of Esher is also conveniently located which has a wider selection of shops and restaurants including a Waitrose. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of High Street names and department stores.

Schooling in the area is superb with Rowan, Milbourne Lodge, Shrewsbury House and Claremont Fan Court School nearby, the ACS Cobham International School, Surbiton High, Danes Hill in Oxshott and Reeds in Cobham also offering an excellent choice of schools as well as Claygate Primary school in Foley Road.















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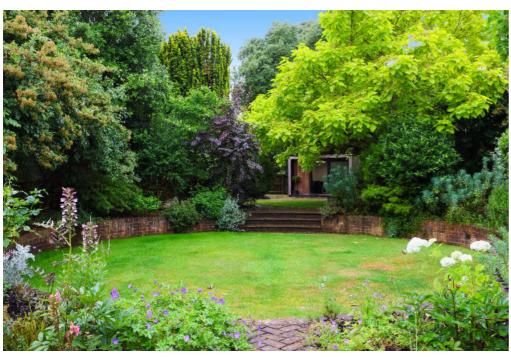




Claygate High Street & Station - 0.6 miles Esher Town Centre - 2 miles Esher Train Station - 2.5 miles A3 - 2.5 miles Kingston - 5.75 miles M25 (J10) - 6.75 miles Central London - 20 miles

All distances are approximate.

All state school references are subject to catchment areas.







## Beaconsfield Road, KT10

Approximate Gross Internal Area = 320.3 sq m / 3448 sq ft Home Office = 12.4 sq m / 134 sq ft Total = 332.7 sq m / 3582 sq ft



= Reduced Headroom



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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## Knight Frank

47 High Street 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 July 2024. Photographs and videos dated July 2024.

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