



## WEST END GARDENS

Esher, Surrey, KT10





# AN IMMACULATELY PRESENTED FIVE-BEDROOM HOME

A detached family house finished to a superb specification and located in a cul-de-sac in the picturesque village of West End.



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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





## FINISHED TO A SUPERB SPECIFICATION

- \* Large open-plan kitchen/dining/family area
- \* Stylish modern kitchen
- \* High specification bathroom and en-suite
- \* South-facing garden
- \* Two room purpose built outbuilding
- \* Cul-de-sac location
- \* Perfectly located for Garson's Farm, the village green and pub

West End Village is a unique setting with its own pub, church, village green and duck pond along with the renowned Garson's Farm offering pick-your-own fruit & vegetables, an extensive farm shop, and a coffee shop. Located near Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, Fego's, The Good Earth, an Everyman Cinema along with a number of coffee shops and pubs.



















## LOCATED IN THE PICTURESQUE VILLAGE OF WEST END

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 with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash and the National Trust owned Claremont Landscaped Gardens all within the town. The historic Hampton Court Palace is also located nearby.

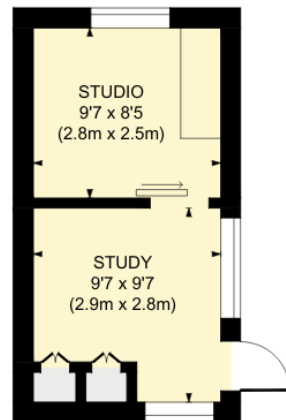
The towns of Kingston upon Thames and Guildford provide a wide selection of high street names and department stores.



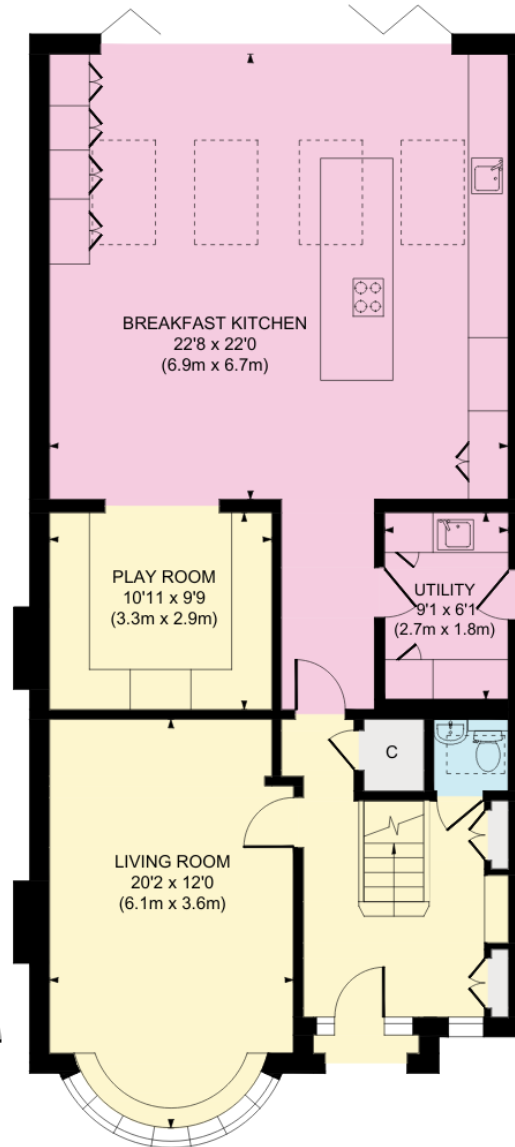




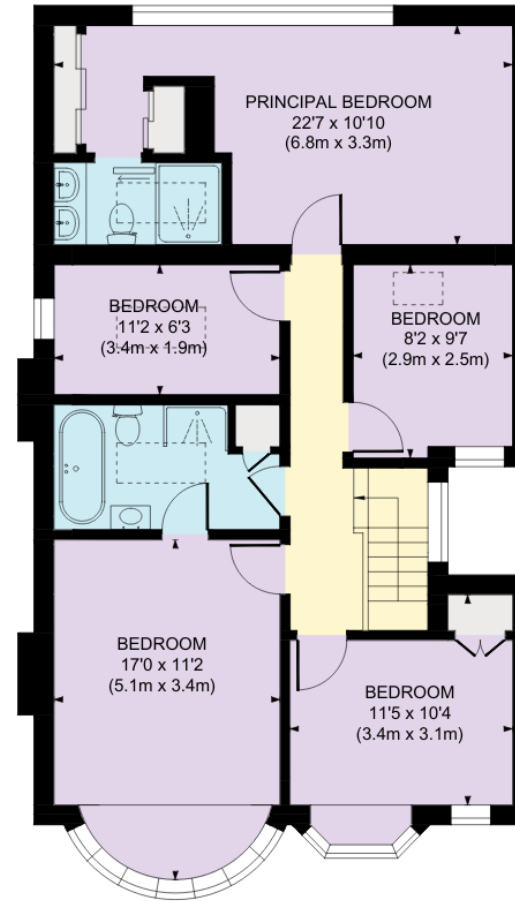




OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 1999 sq. ft / 185.75 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)





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