



**Cranbrook Drive, Esher, KT10 8DN**





**welcome to**

**Cranbrook Drive, Esher**

Located just 0.4 miles from Esher Train Station, this three double bedroom top floor apartment spans a sizable 779 sq ft of stylish living accommodation with the additional benefits of a private South/West facing rear garden, private balcony as well as a spacious living area.

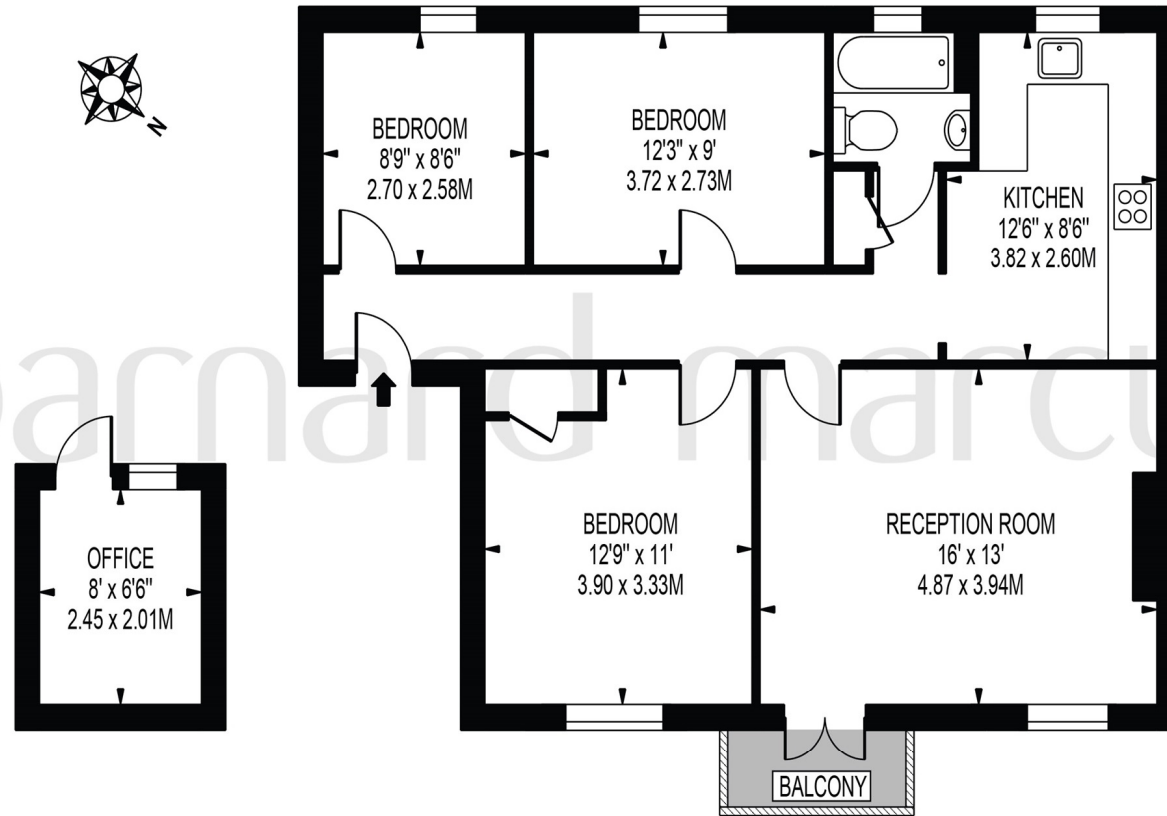


## CRANBROOKE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.34 SQ M

(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 53 SQ FT - 4.92 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located just a short distance of 0.4 miles from Esher Train Station, this three double bedroom top floor apartment spans a sizable 779 sq ft of airy and stylish living accommodation making it the perfect purchase for any keen buyer.

The heart of the home lies within the vastly spacious living area that enjoys a tremendous amount of natural light as well as direct access to a private balcony. Adjoining the reception is an equally spacious kitchen/dining area that benefits from a variety of integrated appliances as well as an ample amount of storage and counter space.

The unique selling point of this phenomenal property is the private South/West facing rear garden that experiences an unlimited amount of natural light. The garden also benefits from grass and patio areas as well as water and power access. Separate from the garden area is a fully functional cabin/office that can be used for a variety of different functions as well as two large storage sheds. Concluding this spectacular property are three double bedrooms and a modern three piece family bathroom.

Given how rare to market this style of property is, we are expecting a large amount of interest so immediate inspection is advised to avoid disappointment.



welcome to

## Cranbrook Drive, Esher

- Three Double Bedrooms
- Top Floor Apartment
- Private Garden & Balcony
- Cabin/Home Office
- 0.4 Miles To Esher Station
- Contemporary Condition Throughout
- Vast Living Space
- Property situated outside of ULEZ zone

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £475,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108678](https://www.barnardmarcus.co.uk/Property/SUR108678)



Property Ref:  
SUR108678 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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