



33 Wayneflete Tower Avenue, Esher, Surrey, KT10 8QQ
To Let: £7.500pcm Unfurnished
Available Now



OUTSTANDING DETACHED FAMILY HOUSE SITUATED IN AN EXCLUSIVE PRIVATE ESTATE AND
OFFERING SUBSTANTIAL ACCOMMODATION, YET WITHIN A SHORT DISTANCE OF THE TOWN
CENTRE AND RAIL STATION

Grand reception hall - Cloakroom - Sitting room - Kitchen/breakfast/dining room - Utility room - Family room/bedroom 5 with en suite shower room - Galleried landing - Principal bedroom with en suite shower room - 3 further double bedrooms - Luxury family bathroom - Immaculate front garden and secluded south-facing rear garden - Double garage - Carriage driveway providing ample parking
Council Tax band: E

This fabulous detached family home is set within an exclusive private residential estate yet just a short distance from Esher's eclectic town centre, which offers residents a range of local amenities, boutiques, shopping outlets, cinema, bars and restaurants. As you enter the grand reception hall with its double-height ceiling, you are immediately greeted with plenty of light and space. The stunning kitchen/breakfast/dining room is perfect for entertaining and there is a range of integrated appliances, while adjacent is a utility room with access to the outdoors. The sitting room opens out into the garden while the family room, which has an en suite shower room, would make an ideal guest bedroom suite. Upstairs, the galleried landing leads to the superb principal bedroom with a lovely bay window and en suite shower room. There are three further double bedrooms while the family bathroom is luxury on a grand scale.

This impressive property offers substantial accommodation and sits in immaculate grounds, with a beautiful south-facing rear garden, a patio, mature borders, and stunning views. The elegant paved carriage driveway, which provides ample parking space, sweeps in front of the house and is bordered by manicured lawns and an array of mature shrubs and trees. The rear garden, bordered by wood fence panels, is mainly laid to lawn with an abundance of trees and shrub borders. A charming deck area invites you to relax with an evening glass of wine and there are also steps up to a paved terrace that is the perfect place for entertaining.

Esher

The mainline rail station has regular services to London Waterloo (approximately 40 minutes).

The A3 is within a short driving distance providing access to London, the M25 and motorway network, Heathrow and Gatwick airports, and the South Coast.

An excellent choice of schools including Cranmere Primary School, Esher Church School and Esher High School, Millbourne Lodge, Claremont Fan Court School and ACS International School nearby.

Leisure amenities include Claremont Park, RHS Garden Wisley, Royal Botanical Gardens Kew, Sandown Racecourse and Painshill Park nearby.

An eclectic range of boutiques, international cuisine restaurants, wine bars and cosmopolitan cafes.

High street names and department stores in nearby Kingston-upon-Thames and Guildford.

Cobham : 5 miles • Oxshott : 3.5 miles • Central London : 18.5 miles • Heathrow : 25 miles • Gatwick: 27 miles
Kingston-upon-Thames : 5 miles • Guildford : 15 miles (all distances are approximate)









Wayneflete Tower Avenue, KT10

Approximate Gross Internal Area = 237.4 sq m / 2555 sq ft

Garage = 43.7 sq m / 470 sq ft

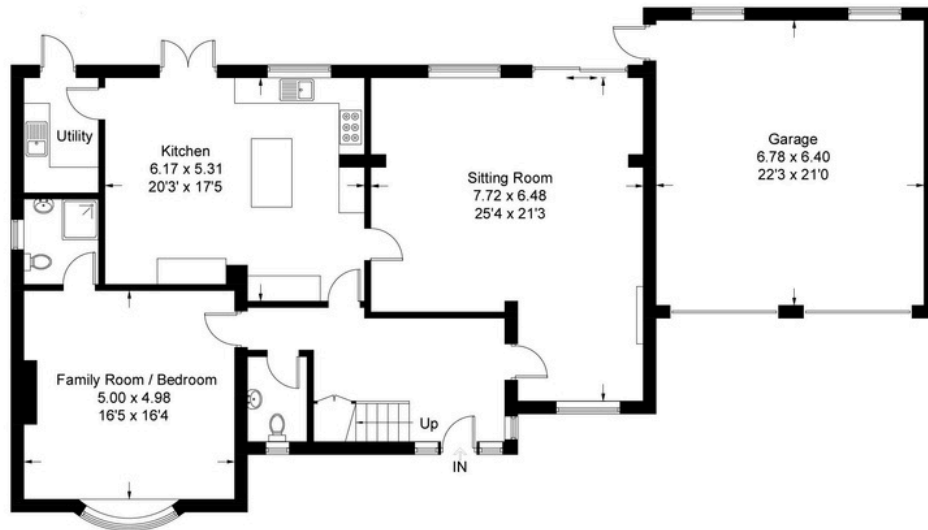
Total = 281.1 sq m / 3025 sq ft



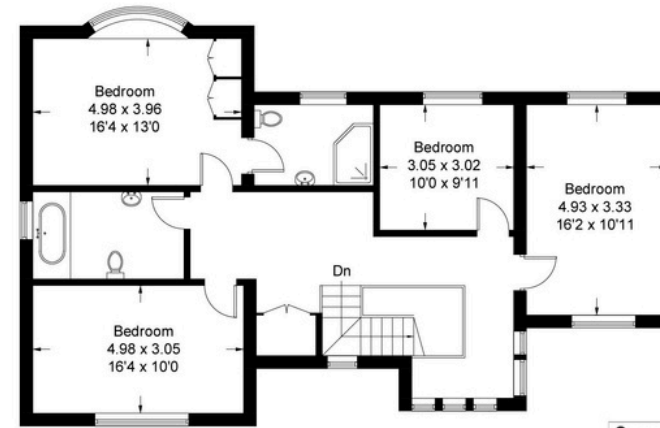
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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