

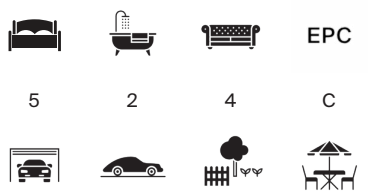
PELHAMS WALK

Esher, Surrey, KT10


CHANEL

STYLISH FAMILY LIVING IN ONE OF ESHER'S MOST DESIRABLE LOCATIONS

An impressive detached family home situated in a sought-after private road, offering beautifully presented accommodation, generous living space and excellent kerb appeal.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold





DESCRIPTION

The property combines elegant reception rooms with a spacious kitchen/breakfast room, creating an ideal layout for both family life and entertaining. The first floor comprises five well-proportioned bedrooms. The principal suite enjoys excellent dimensions together with an en suite bathroom, while a second guest bedroom also benefits from generous proportions. The remaining bedrooms are served by well-appointed family bathroom facilities, providing comfortable accommodation for growing families and visiting guests alike.

Externally, the property is approached via a sweeping gravel driveway providing extensive off-street parking. The rear south-east facing garden is a wonderful size, featuring a large lawn, mature planting and established borders. Offering a good degree of privacy, it provides the perfect space for outdoor entertaining, family life and children's play.













LOCATION

Ideally located for Esher's town centre, excellent schools and mainline station, this is a superb family home in one of the area's most desirable residential settings. Located on one of Esher's most popular gated private roads, adjacent to High Street, this area boasts an excellent range of restaurants and shops, including Waitrose, Cote, Starlings, Giggling Squid, The Good Earth, Gail's Bakery, Fego's, and an Everyman Cinema, along with several coffee shops and pubs.

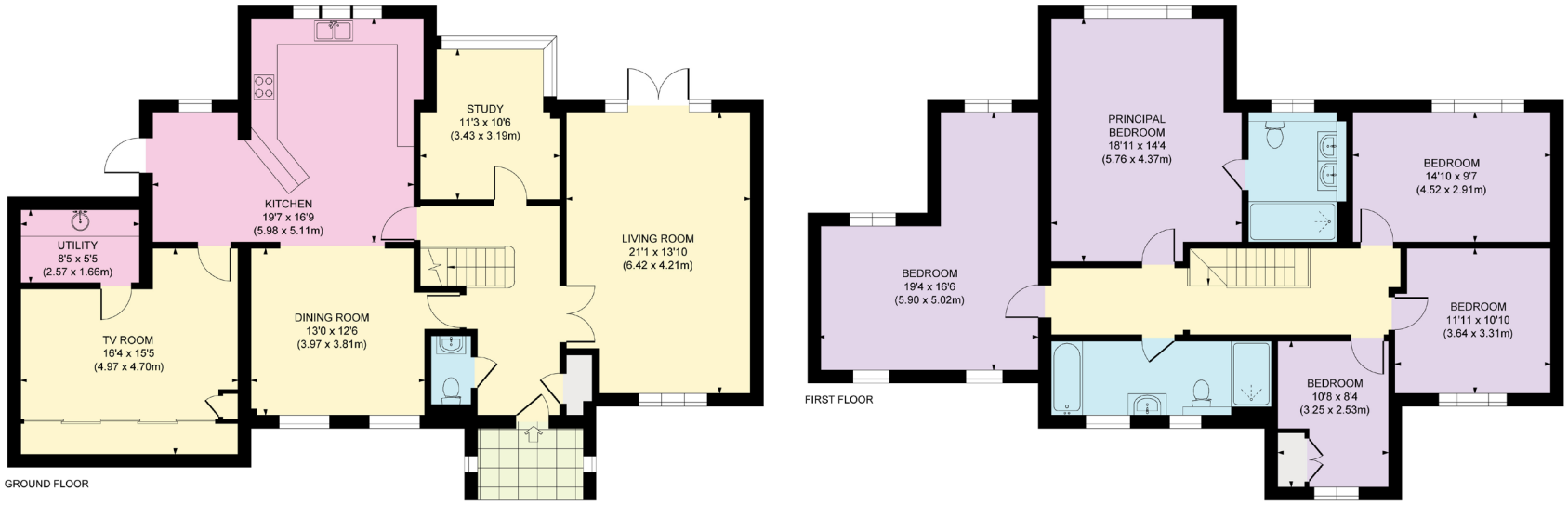
Schooling in the area is superb, with a large number of private and state schools in the immediate are,a including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located. Communication links are excellent 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 nearby along with the larger market towns of Kingston upon Thames and Guildford providing a wide selection of high street names and department stores.

In accordance with Section 21 of the Estate Agents Act 1979 (Declaration of Interest), please be advised that the vendor of this property is an employee of Knight Frank Elmbridge. Further information is available on request.



Approximate Gross Internal Area
2,553 sq. ft / 237.18 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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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