

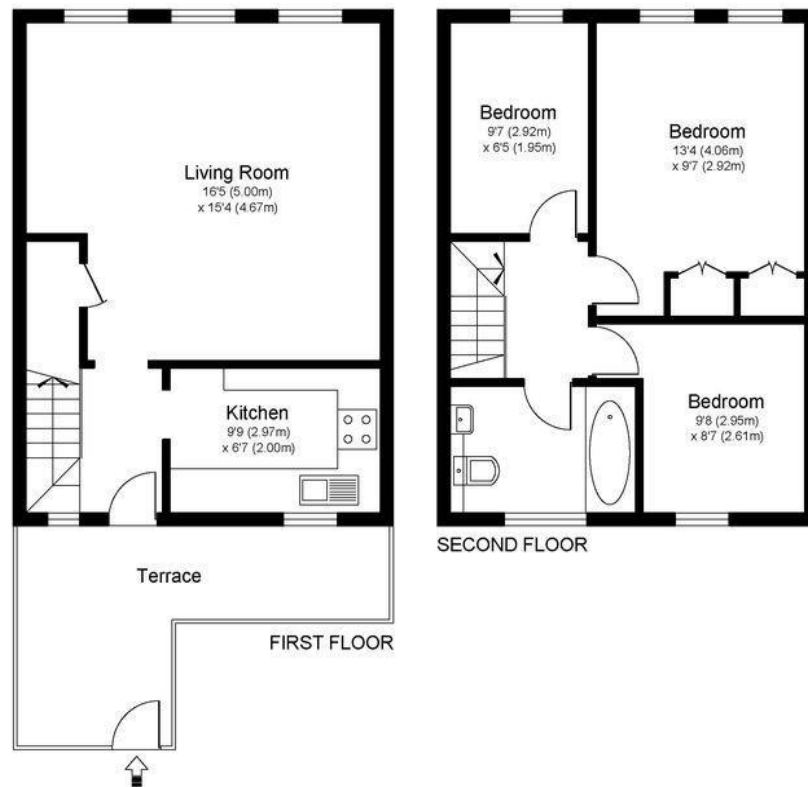


Stable Lodge, 24a High Street, Esher, Surrey, KT10 9RT

£425,000



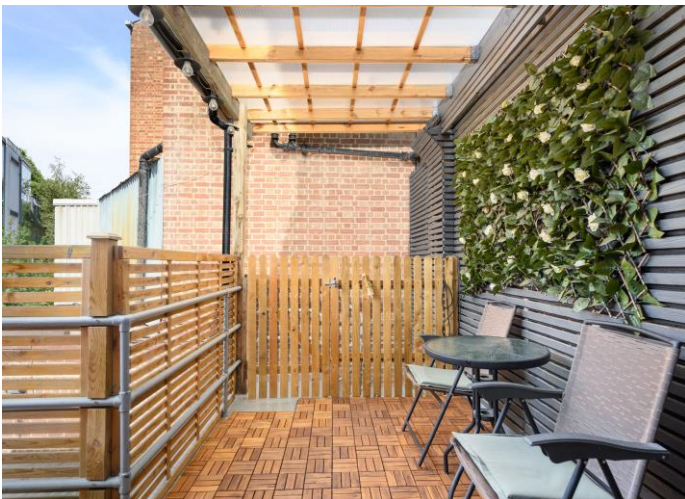
STABLE LODGE, HIGH STREET, ESHER, KT10



Approximate Gross Internal Floor Area: 68 m sq / 730 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A stylish and modern three-bedroom split-level maisonette, ideally positioned in the heart of Esher High Street, presented in top modern condition. Perfectly placed for an outstanding selection of shops, cafés, bars and restaurants, as well as the nearby Sandown Park Racecourse, the property also benefits from excellent transport links. Esher Station is within walking distance and provides direct services to London Waterloo in approximately 30 minutes, making it ideal for commuters. The property is arranged over two floors and offers over 700sqft of well-presented living space. A private entrance leads up to the front door, with a small private outside area providing a pleasant space at the entrance. From here, the accommodation flows through to a welcoming hallway leading to a modern fitted kitchen with ample storage, and a spacious reception room with plenty of space for both relaxing and dining. Two large storage cupboards complete this level. Stairs lead to the top floor where there are three bedrooms, including a principal bedroom with built-in wardrobes, a further generous double bedroom, and a well-proportioned single bedroom. The accommodation is completed by a modern three-piece family bathroom. Additional benefits include a private loft space providing further storage and permit parking available nearby. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.