

ESHER PLACE AVENUE

Esher, Surrey KT10



DETACHED HOUSE IN A SOUGHT-AFTER LOCATION

A rare opportunity to acquire a substantial family home in one of the area's most desirable private roads, offering exceptional scope for refurbishment and extension (subject to the usual consents).



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION AND LOCATION

The existing layout comprises a welcoming entrance hall, a series of versatile reception rooms, a kitchen/breakfast room, and 4 bedrooms on the first floor.

Located within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Gail's, Fego's, Cote, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

Schooling in the area is superb with a large number of private and state schools in the immediate area 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

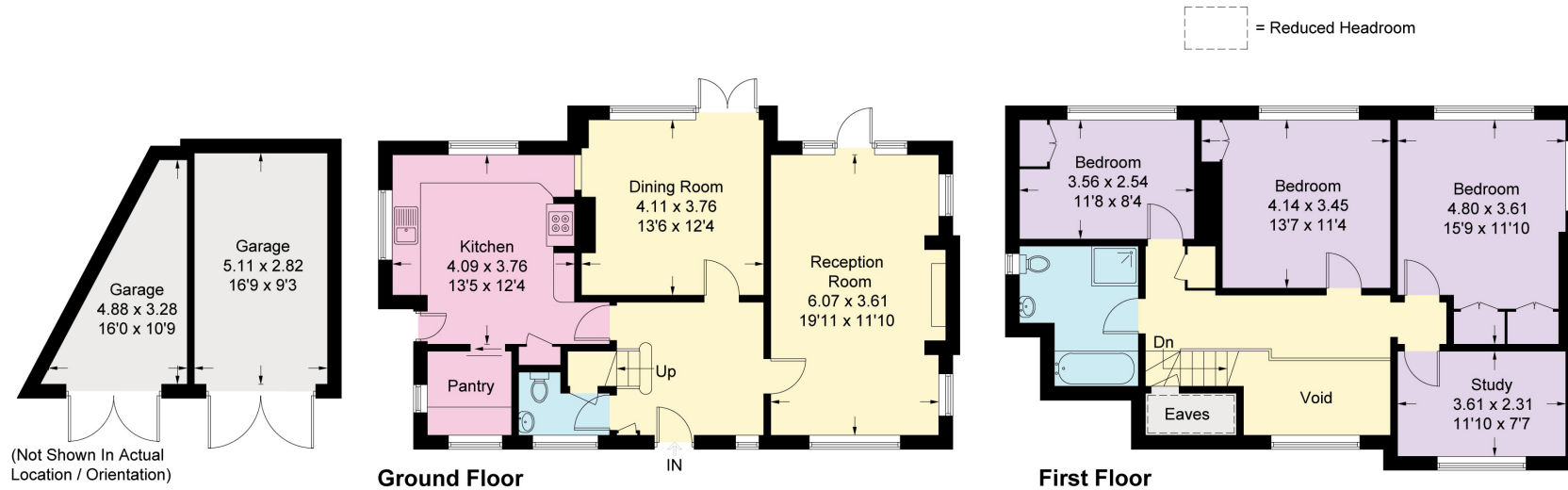




Esher Place Avenue, KT10

Approximate Gross Internal Area = 147.3 sq m / 1586 sq ft
(Including Reduced Headroom / Eaves & Excluding Void)

Garages = 24.5 sq m / 264 sq ft



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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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.
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before making any decisions reliant upon them. (ID767266)



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