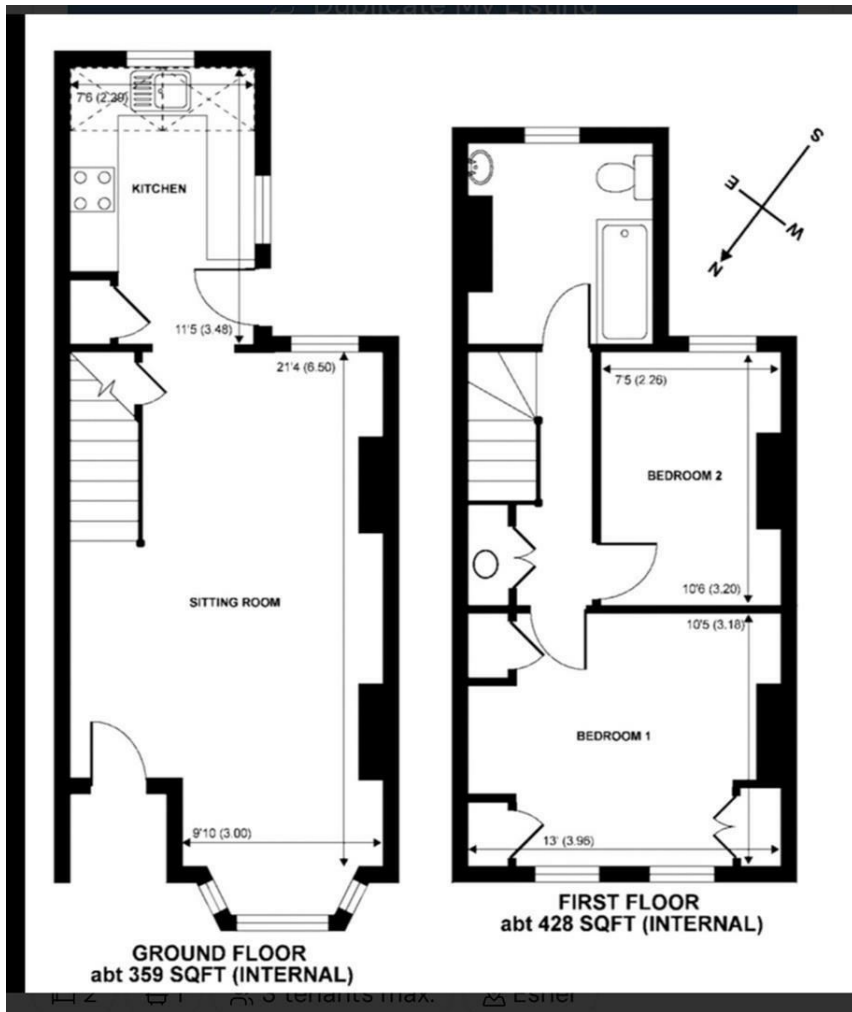




**RAWLINSON  
&WEBBER.**

Park Square, Esher  
Asking Price £625,000 Freehold





## Property Description

A charming period 2 bedroom cottage situated within the highly sought-after Park Square in central Esher.

The property offers well-proportioned accommodation arranged over two floors, combining character features with a modern open-plan reception and dining area, fitted kitchen and a modern, first-floor bathroom. It also benefits from mostly sash windows, in keeping with the Victorian style and gas central heating.

Set in a beautifully secluded area, ideally located within walking distance of Esher High Street, offering a varied range of shops, restaurants, cinema, Waitrose supermarket and local amenities very close by and easy access to Esher mainline train station.

The property benefits from a south-west facing garden, complete with a versatile outhouse—ideal for use as a home office or relaxing retreat.

## Features

- 2 BEDROOM COTTAGE
- MODERN OPEN PLAN RECEPTION AND DINING ROOM
- MODERN UPSTAIRS BATHROOM
- SECLUDED LOCATION
- DELIGHTFUL SOUTH WEST FACING GARDEN
- OUTHOUSE IDEAL FOR HOME OFFICE
- CLOSE TO ESHER HIGHSTREET



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(54-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Council Tax Band:

E

EPC Rating:

D