

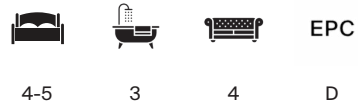


LOWER GREEN ROAD

Esher, Surrey KT10

A WELL-PRESENTED, DOUBLE FRONTED PERIOD HOME

A well presented, double fronted period home which has been extended and modernised by the current owners.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



MODERN LIVING THROUGHOUT

The property offers character features throughout including high ceilings and feature fireplaces. Designed for modern living with the ground floor boasting a large kitchen/living space as well as two additional reception rooms, boot room/games room and utility room. The sliding doors from the kitchen open onto a mature and landscaped garden.

The first floor has a large principle bedroom with a dressing room and en-suite. There are four additional bedrooms, with one being en-suite and a separate family bathroom. Esher High Street has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, Gail's Bakery, Fego and Everyman Cinema along with several coffee shops and pubs.











IN AN EXCELLENT LOCATION

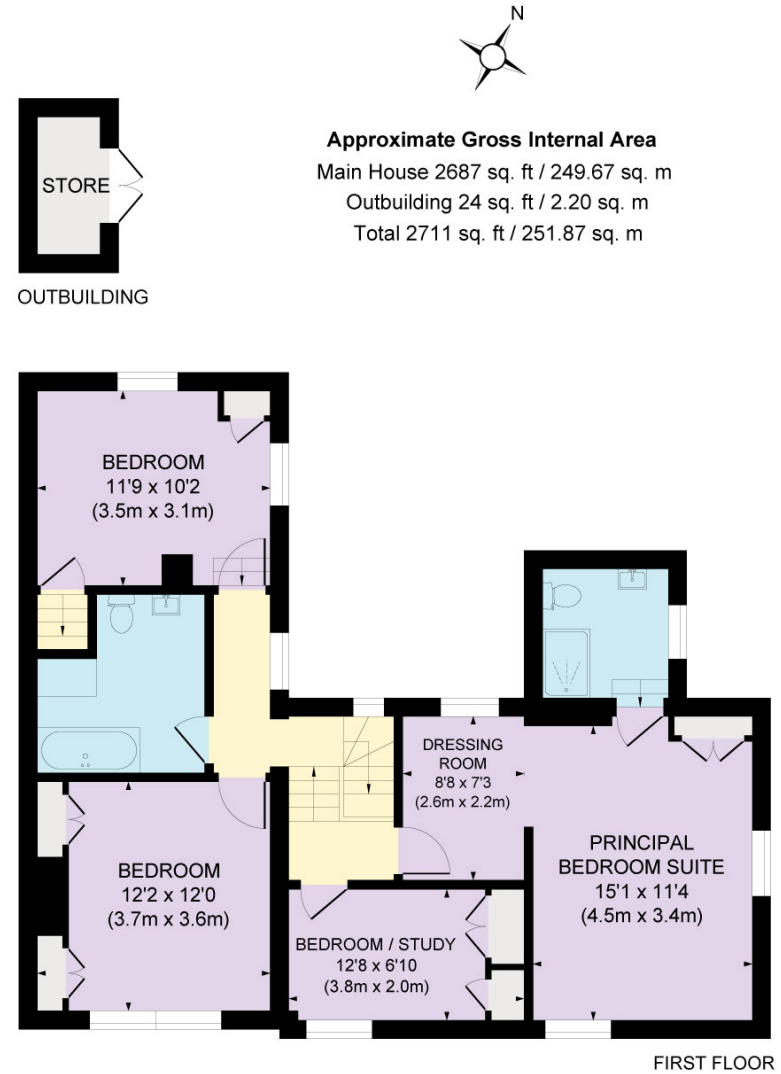
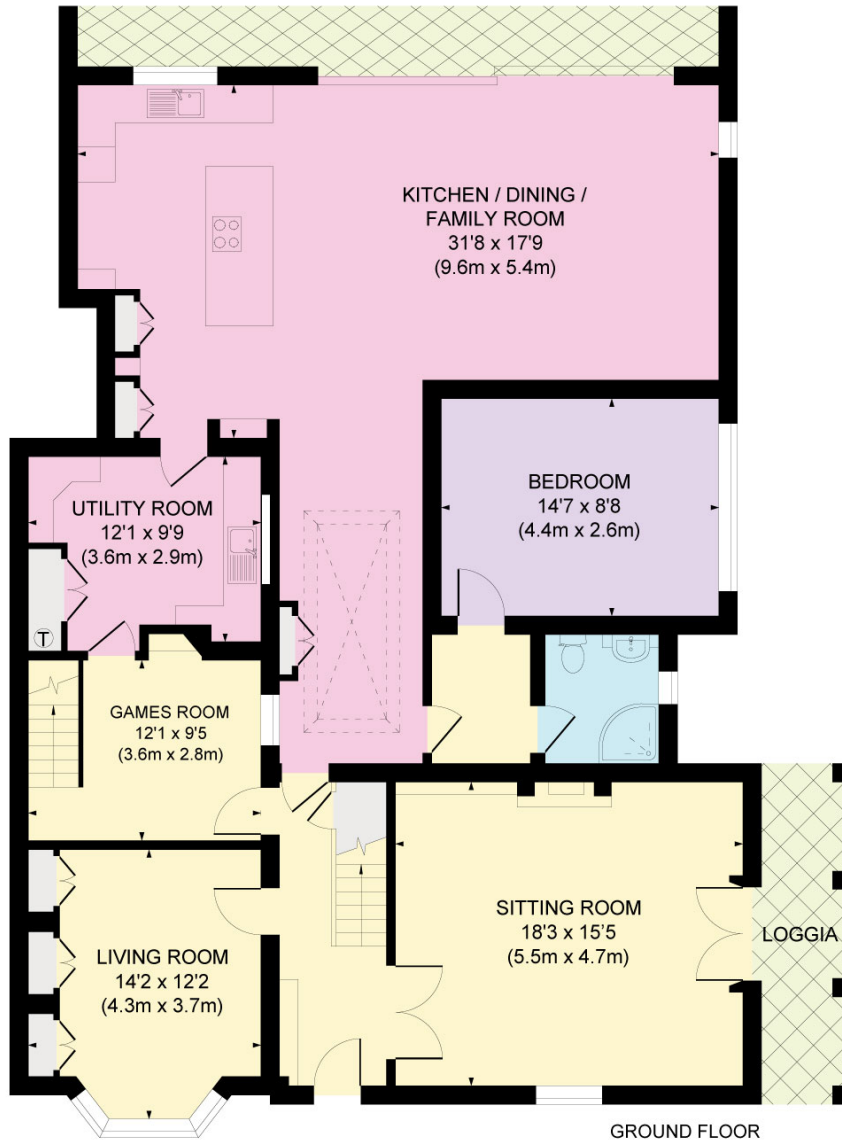
Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.

There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within the town. The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

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.







Approximate Gross Internal Area
Main House 2687 sq. ft / 249.67 sq. m
Outbuilding 24 sq. ft / 2.20 sq. m
Total 2711 sq. ft / 251.87 sq. m

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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