



OAKLANDS AVENUE

Esher, Surrey KT10



A LIGHT FILLED, MODERN, FOUR BEDROOM FAMILY HOME

Ideally positioned on a highly regarded residential crescent in close proximity to Esher rail station, this beautifully bright, contemporary four-bedroom home offers a superb balance of modern design, practicality and lifestyle appeal.



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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



WELL-PRESENTED THROUGHOUT

A welcoming entrance hall leads to an impressive full-width kitchen and entertaining space, thoughtfully designed for modern living. This light-filled area opens seamlessly onto the rear garden through sliding doors, while underfloor heating and a connecting study create a comfortable and versatile ground floor. A utility room and integral garage add practicality.

Upstairs, four well-proportioned bedrooms provide flexible accommodation, including a principal suite set apart for privacy. The remaining rooms are equally suited to family, guests or home working, supported by well-appointed bathrooms. Outside, the landscaped rear garden offers a blend of lawn and terrace ideal for entertaining and relaxation. To the front, off-street parking and a generous setting enhance the home's overall sense of space and appeal.











IN A SOUGHT-AFTER LOCATION

Esher combines village charm with refined suburban living and is widely regarded as one of Surrey's most desirable locations. Its High Street offers an excellent mix of independent boutiques, popular restaurants and cafés, together with amenities such as Waitrose, Everyman Cinema and well-known dining options.

The area is surrounded by attractive countryside and leisure facilities, including Sandown Park racecourse, Hampton Court Palace and Claremont Landscape Garden. Kingston and Guildford are also within easy reach, providing extensive shopping and entertainment.

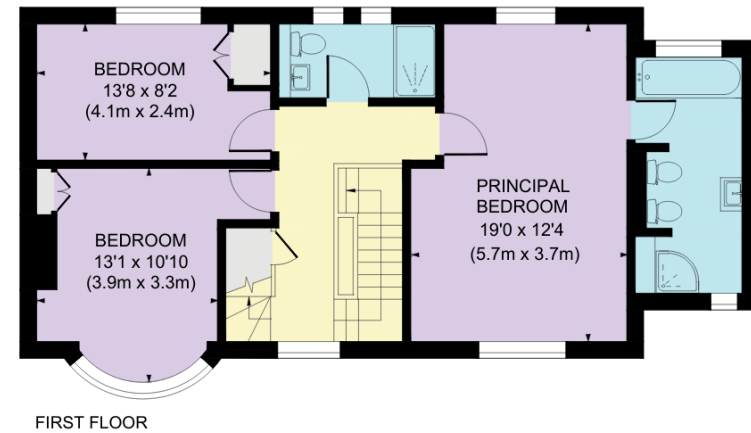
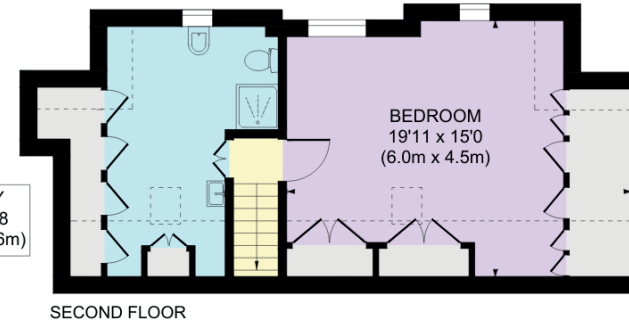
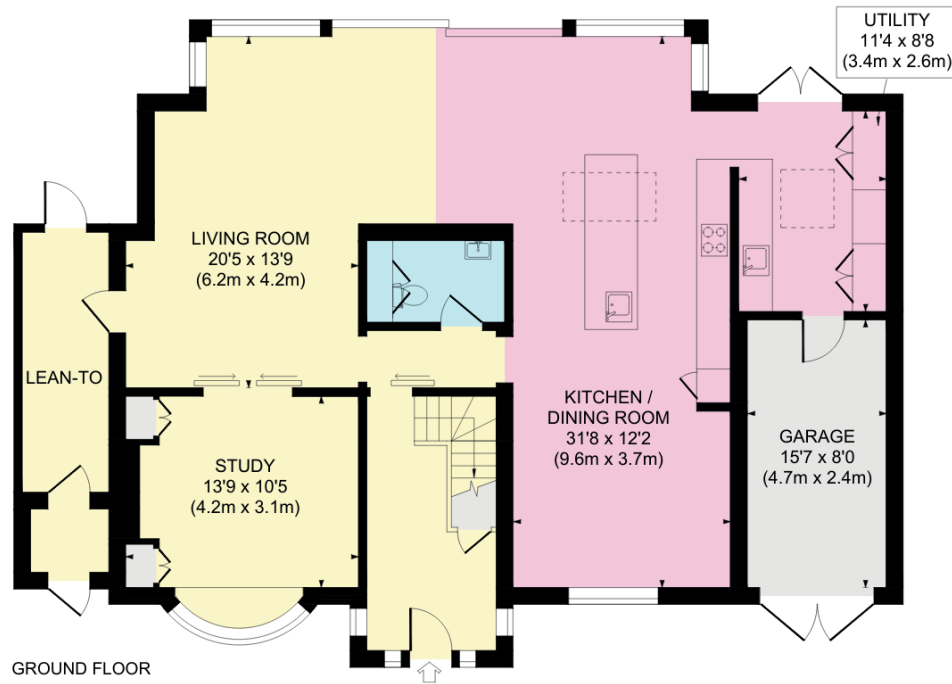
Well regarded for its excellent schooling, Esher offers a strong choice of both state and independent options. Communications are superb, with fast trains to London Waterloo from Esher station (about 23 minutes) and easy access to the A3, M25 and major airports.







Approximate Gross Internal Area
Main House 2478 sq. ft / 230.23 sq. m
Garage 127 sq. ft / 11.83 sq. m
Total 2606 sq. ft / 242.06 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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