



**RAWLINSON
&WEBBER.**

Cranbrook Drive, Esher
£2,495 Per Month Freehold



Property Description

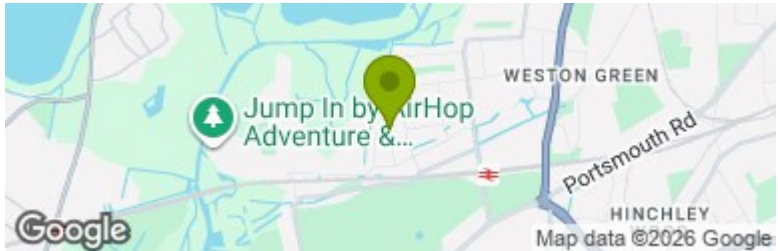
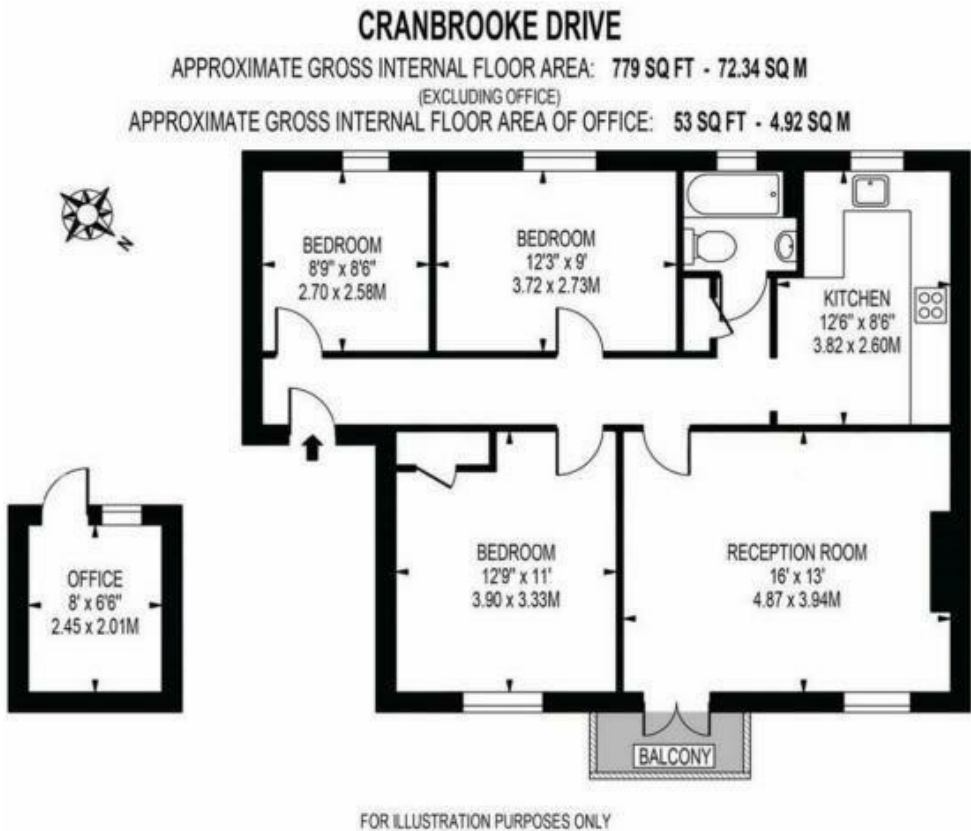
Rawlinson and Webber are pleased to offer for sale this stunning, light and airy, 3-bedroom 1st-floor apartment situated in Esher within close proximity to Esher train station, Sandown Park racecourse/Golf Centre, and also within close proximity to well regarded educational establishments.

This fantastic property features an expansive layout with a modernised kitchen and spacious lounge with access to a balcony. Completing the internal accommodation is 3 very good sized bedrooms and a contemporary family bathroom.

Features

Externally, the property boasts its own private south/west-facing rear garden with a mature lawn and patio area, ideal for entertaining in the summer months. Complementing the outdoor space and the property overall is a garden studio/office with power and light, an additional garden storage unit, and pedestrian access.

• 1ST FLOOR APARTMENT • 3 BEDROOMS • RECEPTION ROOM • MODERN KITCHEN • FAMILY BATHROOM • BALCONY • PRIVATE SOUTHWEST FACING GARDEN • GARDEN OFFICE • GARDEN STORAGE • DOUBLE GLAZING & GAS CENTRAL HEATING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

C

EPC Rating:

C