



Esher

Guide Price £2,500,000 (Freehold)

This is a fantastic six bedroom, four bathroom detached family home on one of Esher's most prestigious roads. Built just over 10 years ago and just shy of 4000 square foot, it's in excellent condition throughout and has a huge secluded west facing garden. EPC C



Situated on one of Esher's finest roads and walking distance of Esher and Claygate High Street, this really is a rare opportunity and offers everything one could wish for in a family home.

To the front of the property is a gravel driveway with a white gate and space for up to four cars. You enter into a large entrance hallway, immediately on your right is the ground floor w/c and behind this the boot room. To the left is the first reception room, this makes the perfect study or cinema room. Next is the main living room which has french doors out to the rear of the house. At the back is the huge open plan kitchen/breakfast room with a large dining room to the side. The kitchen has a gorgeous island and built in white goods and sliding doors leading out to the patio area. The entire down stairs benefits from underfloor heating .

The first floor has four double bedrooms. The master is double aspect and has an impressive large walk in dressing room leading in to a huge en-suite bathroom with his and hers wash basins, w/c, bath and double walk in shower. Bedroom two has built in wardrobes and a large en-suite with wash basin, w/c, bath and double walk in shower. Bedrooms three and four both have fitted wardrobes and share the family bathroom which again, has basin, w/c, bath and double walk in shower. The top floor has two further bedrooms which share a shower room. Overall the

comprehensive bedroom accommodation suits perfectly the needs of a busy family.

Floorplan

Approximate Gross Internal Area
Main House = 3779 Sq Ft/351 Sq M
Garage = 168 Sq Ft/16 Sq M
Total = 3947 Sq Ft/367 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Directions

Littleworth Avenue is one of Esher's most prestigious roads.. Esher High Street with its cosmopolitan range of independent boutiques, restaurants and shops is a short distance away and Central London is approximately 20 miles with the A3 and M25 Motorway nearby. The average time to Gatwick and Heathrow Airports is in the region of 30 minutes and direct trains run to London Waterloo. This part of Surrey has an enviable reputation for its excellent first class state and private schools and there are also a wide selection of fine golf courses and recreational facilities throughout the district.



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