



Set in sought-after private estate with stunning garden

**Inanda, 32 Waynelete Tower Avenue, Esher KT10 8QG**

Freehold

**savills**



Reception room • Family room • Kitchen/dining room •  
5 bedrooms • 3 bathrooms • Utility room • Gardens •  
Garage and off-street parking

### Local information

Waynelete Tower Avenue is one of the most sought after private estates in Esher. It is located about 0.5 miles from Esher High Street which offers an array of boutiques, shops, restaurants and bars. The Elmbridge area is popular with families as it offers an excellent range of both state and independent schools including Claremont Fan Court, Danes Hill, Notre Dame and The American Community School as well as Esher Church School and Esher College. Esher is an excellent commuter location with the mainline station at Esher (approximately 1.4 miles) providing a direct and regular service to London Waterloo in 23 minutes. Both the M25, A3 and Heathrow and Gatwick airports are located nearby.

### About this property

This elegant home provides spacious accommodation over three floors with a stylish interior that also boasts lots of character. You are welcomed in to the entrance hall which opens up in to the family room. This space enjoys wooden floors, wood paneling and an original fireplace. Across the hall is the double length reception room which also boasts a wonderful original fireplace and double doors leading out to the garden. To the rear of the home is the kitchen/dining room. The kitchen area provides an ample range of modern units, integrated appliances and a central island with breakfast bar. The dining area is filled with an abundance of natural light and enjoys a full

glass roof with full length glazed doors opening to the decked terrace where there are picturesque views over the garden. The terrace provides a wonderful spot to sit and enjoy the views. Completing the accommodation on the ground floor is a useful utility room and cloakroom.

The first floor comprises a principal bedroom with built in storage, balcony with delightful views and an en suite bathroom with twin vanity basins and large shower. There are three further bedrooms, all with built in storage (one including a walk-in dressing room) and a family bathroom. A generously proportioned bedroom can be found on the second floor with en suite bathroom and ample storage.

Externally to the rear, this property has pretty garden with an abundance of mature trees and shrubs which provide a great level of privacy and tranquility. To the front the property provides ample off-street parking in addition to the integrated garage. There is a lawned area surrounded by mature trees and shrubs.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council

EPC rating = E

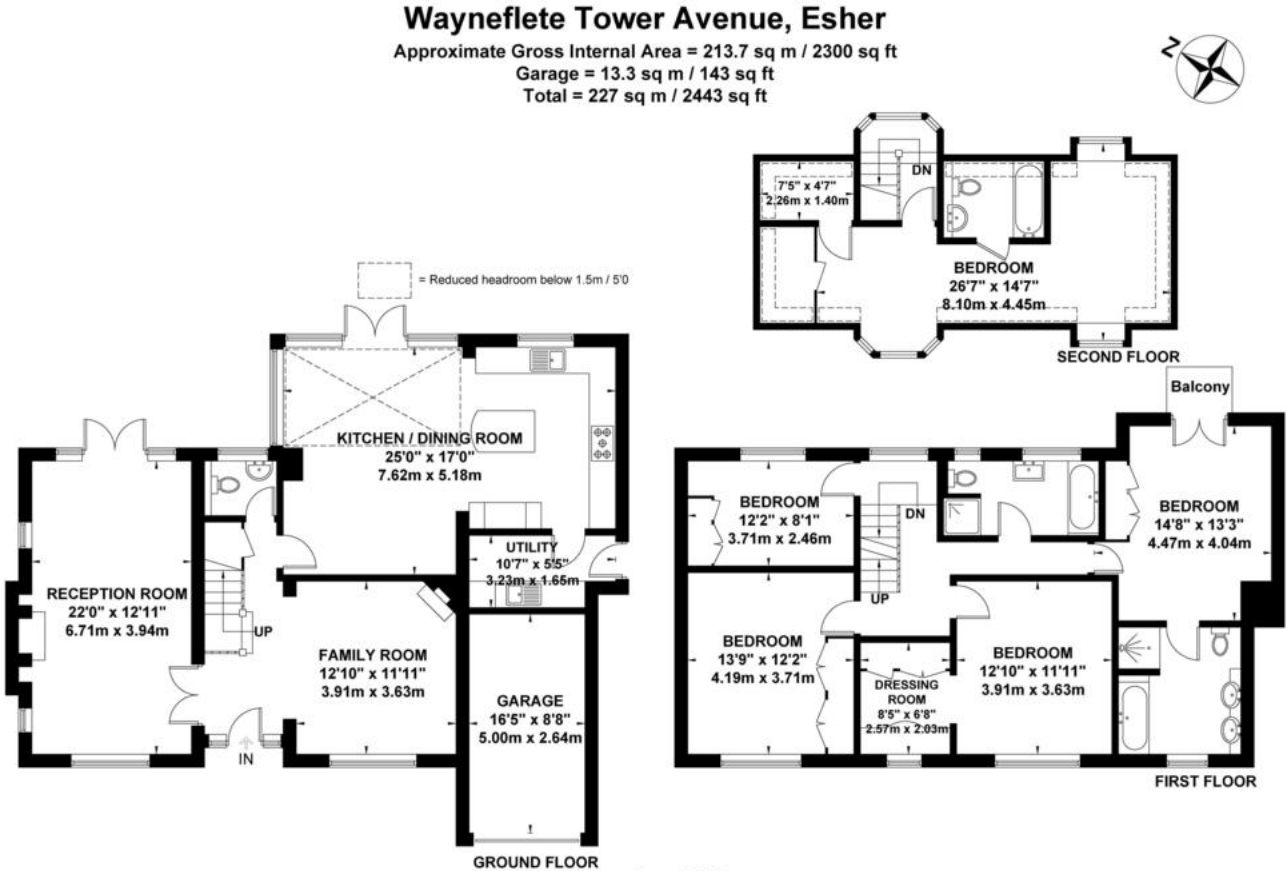
### Viewing

Strictly by appointment with

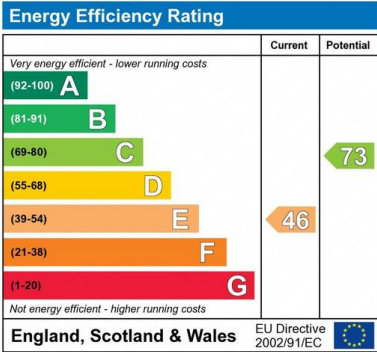








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