



Desirable home with potential in idyllic setting

78 West End Lane, Esher, KT10 8LF

Freehold



2 Reception rooms • Kitchen • Study • 3 bedrooms • Bathroom • Gardens • Double garage • Off-street parking

Local information

This delightful home is wonderfully tucked away in a secluded enclave and superbly located in the sought after West End village area of Esher.

This area benefits from the best of both worlds, being adjacent to West End Green and only 0.4 miles from Garsons Farm, it has country living on its doorstep but with Esher Station also only 2.1 miles away (London Waterloo from 23 minutes) there is still good access into central London.

Esher Common and West End woods are both local and offer stunning woodland walks. The National Trust Claremont Landscaped Gardens is 0.6 miles.

Esher itself has a good selection of restaurant, bars and boutique shops, as well as a large Waitrose, and Elmbridge Borough is known for its outstanding selection of schools.

About this property

Cherrywood is a lovely home nestled in a unique setting, set off West End Lane, enjoying private frontage, off-street parking with a wooded area opposite.

Offering plenty modernisation and extension potential (STPP), this property has not been on the open market for over 46 years.

The reception room is set in the heart of the home and features a fireplace and views through to the garden room and garden beyond. This expansive room also

has the potential to be used as a dining area.

The sun room stretches across the back of the house and boasts beautiful garden views and access. This room lends itself to multiple uses including a family room and dining area. The kitchen has a range of units and side access where there is a lobby, useful outdoor storage cupboard and access to the garage. A study with bay window can be found at the front of the property as well as a cloakroom.

Upstairs there are three bedrooms all with built-in storage and a family bathroom. The rear garden is bursting with well-stocked flower beds, mature shrubs and trees including a eucalyptus. The garden has bundles of character and has been lovingly maintained over the years. A large wooden shed sits to the side, providing great storage for garden equipment. Directly behind the house is a decked area, ideal for sitting and enjoying the scenery.

To the front, there is a paved spot, perfect for a table and chairs. This is surrounded by established plants including camellia bushes. There is double integrated garage with additional parking to the front.

Tenure

Freehold

Local Authority

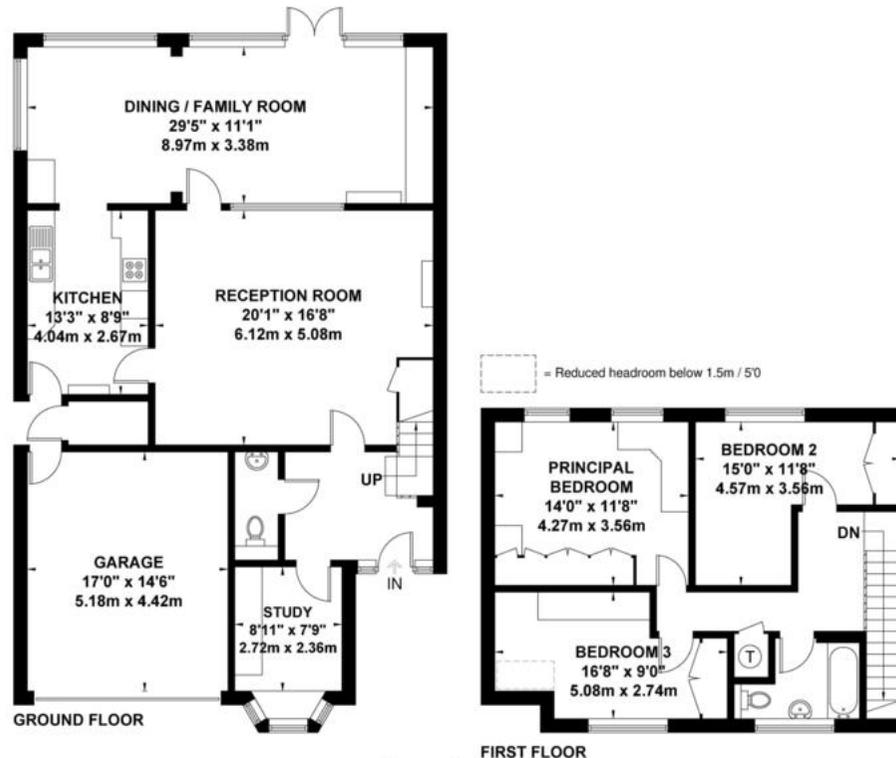
Elmbridge Borough Council





West End Lane, Esher

Approximate Gross Internal Area = 151 sq m / 1625 sq ft
Garage = 22.9 sq m / 246 sq ft
Total = 173.9 sq m / 1871 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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