



# Delightful home in quiet cul-de-sac

**5 Brisson Close, Esher KT10 8JZ**

Freehold



2 reception rooms • Conservatory • Kitchen/  
breakfast room • 4 bedrooms • 2 bathrooms •  
Utility room • Gardens • Garage

### Local information

This property is located in the picturesque 'West End Village' area of Esher close to Garsons Farm with its idyllic duck pond and cricket green. Esher High Street is around 1 mile away offering an array of amenities. Both Esher and Hersham train stations are under 2 miles away providing regular and direct trains into London Waterloo. The Elmbridge borough is popular with families as it offers an excellent range of both state and independent schools.

### About this property

Tucked away in the corner of a quiet cul-de-sac, this well-presented home provides 2 reception rooms one of which opens into the conservatory which enjoys lovely garden views. The kitchen/breakfast room has a range of units,

integrated appliances and granite worktops. There is a utility room and separate cloakroom. The first floor comprises master bedroom with en suite shower room, 3 further bedrooms one of which has wonderful vaulted ceiling and a modern family bathroom. Externally to the front the property is approached via a gravel driveway which provides off-street parking in addition to the attached garage. The south-facing garden wraps around the house and is full of character with mature trees and shrubs and is both secure and secluded.

### Tenure

Freehold

### Local Authority

Elmbridge Borough Council





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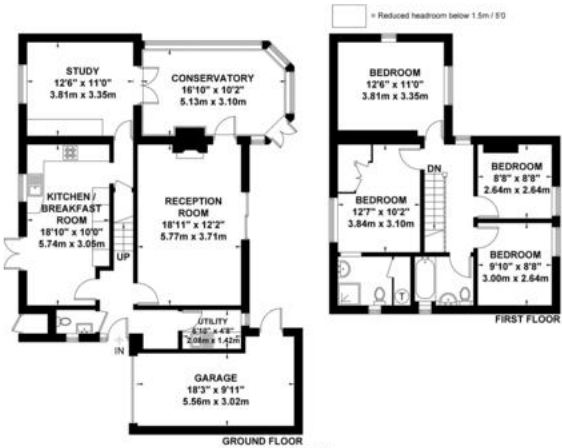
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**Brisson Close, Esher**

Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft  
Garage = 67.8 sq m / 622 sq ft  
Total = 200.5 sq m / 2158 sq ft



GROUND FLOOR  
Exposure House © 2019  
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 2" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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