

Stylish family home in desirable road

1a Carleton Close, Esher KT10 8EE



3 reception rooms • Kitchen/breakfast room • 5 bedrooms • 3 bathrooms • Utility room • Garden • Detached garage • Off-street parking

## Local information

This attractive home is located in the desirable Ember Lane area, Esher train station is just 0.3 miles away and provides regular and direct trains to London Waterloo from 23 minutes Esher High Street is just 1.2 miles away and offers an array of boutiques, shops, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. The Elmbridge Borough is very popular with families due to the excellent choice of both state and private schools in the area.

## About this property

This lovely family home provides spacious and well-balanced accommodation throughout. The generous reception room has a feature fireplace, ornate coving and wooden floors. The dining

room which sits in the heart of this home is an ideal room. for entertaining with the family room located at the front of the property. The kitchen/breakfast room has a range of Neptune units, granite worktops. Belfast sink and integrated appliances and adjacent is a useful utility room. The first floor comprises of a master bedroom with built in cupboards and an en suite shower room. There are four further generously sized bedrooms, one of which boasts an en suite shower room whilst the other three share the use of the modern family bathroom. To the rear the property enjoys a private and secure south-facing garden surrounded by mature hedging. The detached double garage and off-street parking is to the side of the property.









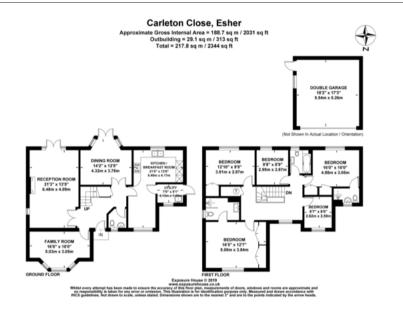


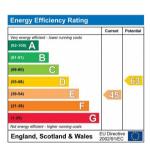
savills

savills.co.uk | Savills Esher



Savills Esher 01372 461900 esher@savills.com





Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029002 Job ID: 136888 User initials: SC



