



Stylish family home in desirable road

1a Carleton Close, Esher KT10 8EE

Freehold



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.





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Carleton Close, Esher

Approximate Gross Internal Area = 188.7 sq m / 2031 sq ft
Outbuilding = 29.1 sq m / 313 sq ft
Total = 217.8 sq m / 2344 sq ft



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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 purposes 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) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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