



# Contemporary home in the heart of Esher

1 Aissele Place, High Street, Esher KT10 9RL

Freehold



Reception room • Kitchen/dining room • Utility room •  
3 bedrooms • 3 bathrooms (2 en suite) • Cloakroom •  
Garden • Integral garage

#### Local information

Aissele Place is a small desirable secure gated development situated in an extremely convenient location. Esher High Street is just a few yards away and offers an Everyman cinema, a fantastic array of coffee shops, bars, restaurants, boutiques and a Waitrose supermarket.

Esher train station is 0.8 miles away and provides regular and direct trains into London Waterloo from 23 minutes.

The nearby A3 provides direct road access to central London and the Surrey countryside whilst London Heathrow and Gatwick airports are 11 miles and 24 miles respectively.

Esher is a great choice for those in search of nature, space and quality of life. The surrounding woods and commons are ideal for exploring the vast range of sports clubs and leisure venues, including Esher Cricket Club and Sandown Park racecourse.

The area also benefits from an excellent range of both state and independent schools.

#### About this property

This stylish modern town house is immaculately presented throughout.

On the ground floor you will find the entrance hall with access to

the garage. From the hall steps lead down to a guest cloakroom and a useful utility room with the spacious kitchen/dining room situated adjacent and enjoying rear views over the garden and direct access through sliding doors. The kitchen is fitted with ample stylish units and integrated appliances and there is plenty of space for both a dining table and a family area.

The reception room is located on the first floor and also enjoys views over the garden, via a large window. On this floor there is a spacious bedroom with built in storage and an en suite shower room. The family bathroom can also be found on this level.

A further double bedroom with a range of built in wardrobes and en suite bathroom is located on the 2nd floor as well as bedroom 3 which also boasts useful built in storage cupboards and doors which open up on to a balcony with views beyond.

Externally to the rear the garden has been well planned with a terraced area, gravelled area and flower beds and enjoys a good level of seclusion. To the front you will find allocated parking and an integral garage.

#### Tenure

Freehold

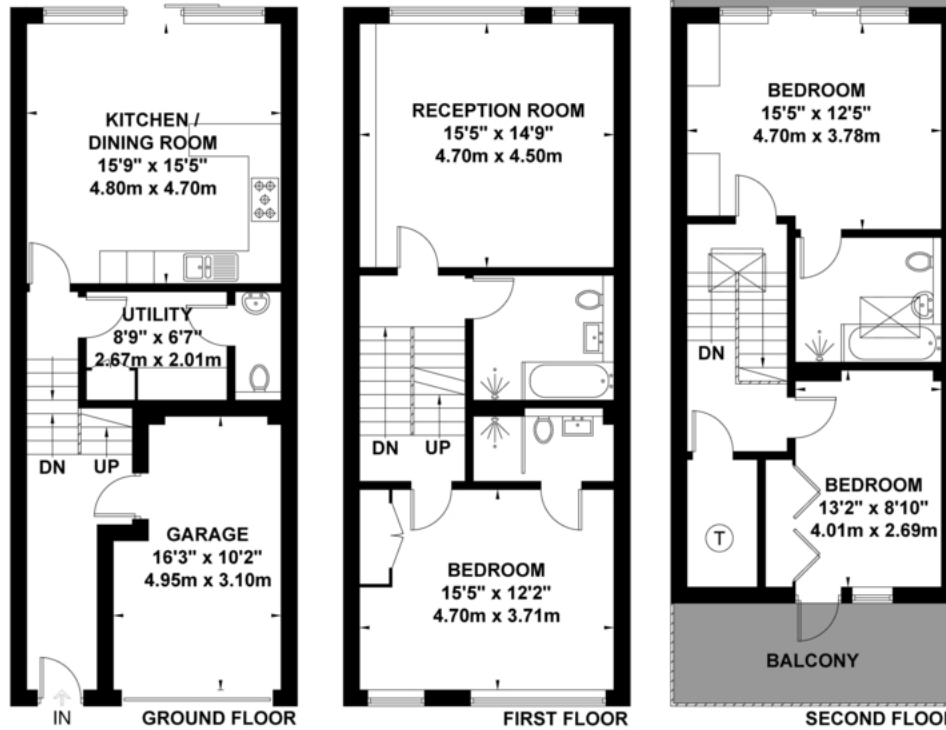






### Aissele Place, Esher

Approximate Gross Internal Area = 147.9 sq m / 1591 sq ft  
 Garage = 14.2 sq m / 152 sq ft  
 Total = 162.1 sq m / 1743 sq ft



Exposure House © 2020  
 www.exposure.house

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 3" 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>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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. 02027041 Job ID: 143669 User initials: SC

