



Stylish home in highly sought after private road

15 Broom Close, Esher, Surrey, KT10 9ET

Freehold



Open plan kitchen/dining/family room • Living room • 4 bedrooms • 3 bathrooms • Utility room • Guest cloakroom • Garage • Garden

Local information

Broom Close is a desirable private road situated about 0.3 miles to Esher High Street where you will find an array of shops, boutiques, restaurants and bars, an Everyman cinema and Waitrose Supermarket. The larger towns of Kingston upon Thames and Guildford are easily accessible and provide more extensive shopping and entertaining activities. The area has exceptional road links from the A3 and M25 and regular rail services operate from the mainline stations of Esher and Claygate (both just over a mile away) with journey times to London Waterloo from 23 and 29 minutes respectively. The choice of schooling in the area is exceptional with a wide ranging selection of independent and state schools to choose from such as Danes Hill School, Milbourne Lodge School, ACS Cobham International School, Esher Church School and Esher College.

About this property

A generous entrance hall welcomes you into this imposing family home which boasts an integrated sound system and high ceilings throughout creating a bright and spacious environment, ideal for modern day family living. A dual aspect reception room can be found to the front of the property and features a contemporary fireplace with working gas fire and attractive plantation shutters to the windows. The heart of the home is the open plan kitchen/dining/family room which is

located at the rear of the property. An abundance of natural light floods into this room and bi-fold doors open directly onto the patio creating a wonderful indoor/outdoor living space. The kitchen is fitted with a range of stylish wall and base mounted cabinetry, integrated appliances and a central island. A useful utility room is situated just off the kitchen and the integral garage can be accessed from here. A guest cloakroom which can be found off the entrance hall completes the ground floor accommodation. On the first floor there are two impressive bedroom suites both benefiting from a dressing room and en suite bathroom/shower room. Two further bedrooms can be found on the second floor and they are served by a well appointed bathroom.

Externally the property has an expansive driveway to the front providing off-street parking in addition to the garage. To the rear is a good sized garden bordered by an array of mature shrubs and plants offering privacy and seclusion. There is a paved patio directly behind the house ideal for al fresco dining and entertaining.

Tenure

Freehold

EPC rating = B

Viewing

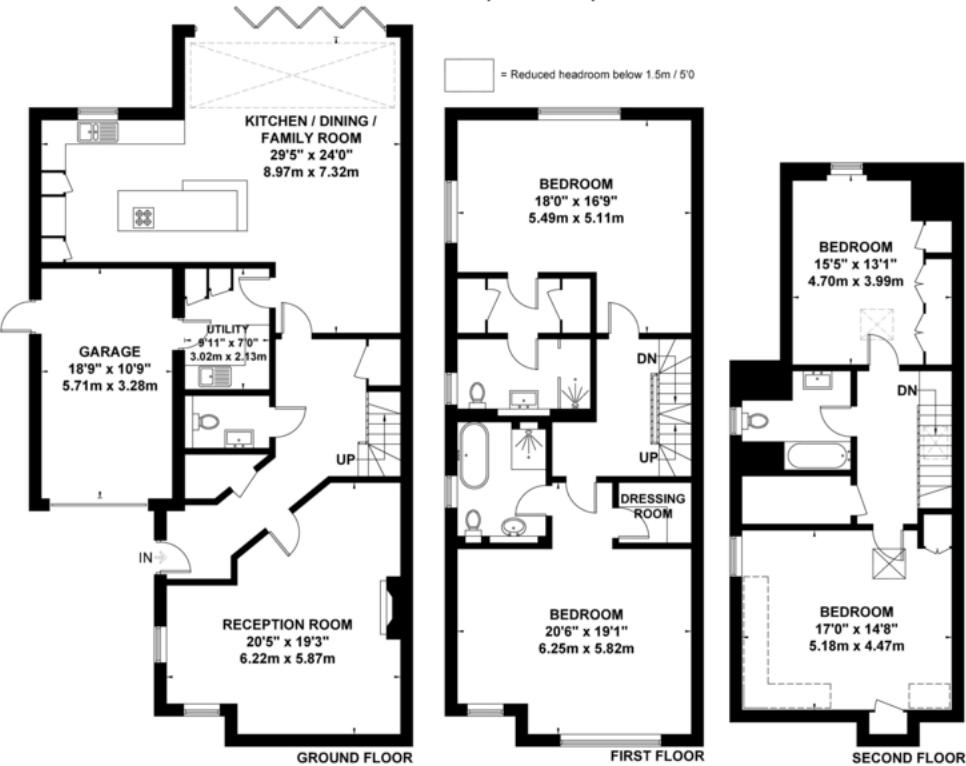
Strictly by appointment with Savills





Broom Close, Esher

Approximate Gross Internal Area = 266.2 sq m / 2865 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 284.8 sq m / 3065 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 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) A | | |
| (81-91) B | 86 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (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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