



Wonderful family home in sought after location

2 West End Gardens, Esher, Surrey KT10 8LD

Freehold



Double length reception room • Kitchen • 3 Bedrooms
• Family bathroom • Cloakroom • Garage • Ample off-
street parking • South-facing garden

Local information

This fantastic home is situated in a quiet cul-de-sac within the highly desirable 'West End Village' of Esher. This area benefits from the charming village green and duck pond, only 0.2 miles away from the property, while the ever popular Garsons Farm and nearby West End Common are just 0.4 miles from the doorstep.

Esher High Street (0.9 miles) offers a good selection of restaurants, bars and boutique shops, as well as a large Waitrose and Everyman cinema. Esher station, with trains into London Waterloo from 23 minutes, is 2.1 miles away.

The Elmbridge area is popular with families as it offers an excellent range of both state and independent schools.

About this property

A delightful and well-balanced detached home which offers fantastic scope for extension (STPP).

An entrance porch opens to the spacious hallway from which double doors lead to the impressive double length reception room. This entire space is versatile in its use and to the front benefits from a large bay window which makes it ideal as a formal dining area with a striking feature fireplace. The room widens to the rear where the reception space can be found, again with a fireplace acting as a focal point, and sliding doors

providing direct garden access. The kitchen sits adjacent with a range of wall and base mounted units, integrated appliances, gas hob and worktops. Access to the garden can again be obtained from here as well as to the garage. Completing the accommodation on this floor is a guest cloakroom and useful under stairs cupboard.

On the first floor are three bedrooms. The spacious principal bedroom enjoys front aspect and boasts a large bay window. The generously proportioned second bedroom benefits from garden views while bedroom three is currently being used as a study. They all share use of the well-appointed family bathroom with both bath and walk in shower.

To the rear the fantastic south facing garden boasts a large terrace ideal for al fresco dining and entertaining, with a pretty feature pond at one end. Beyond is a beautiful and spacious lawn bordered by an array of mature plants and shrubs. To the front is a large driveway which provides ample off-street parking in addition to the garage.

Tenure

Freehold

Local Authority

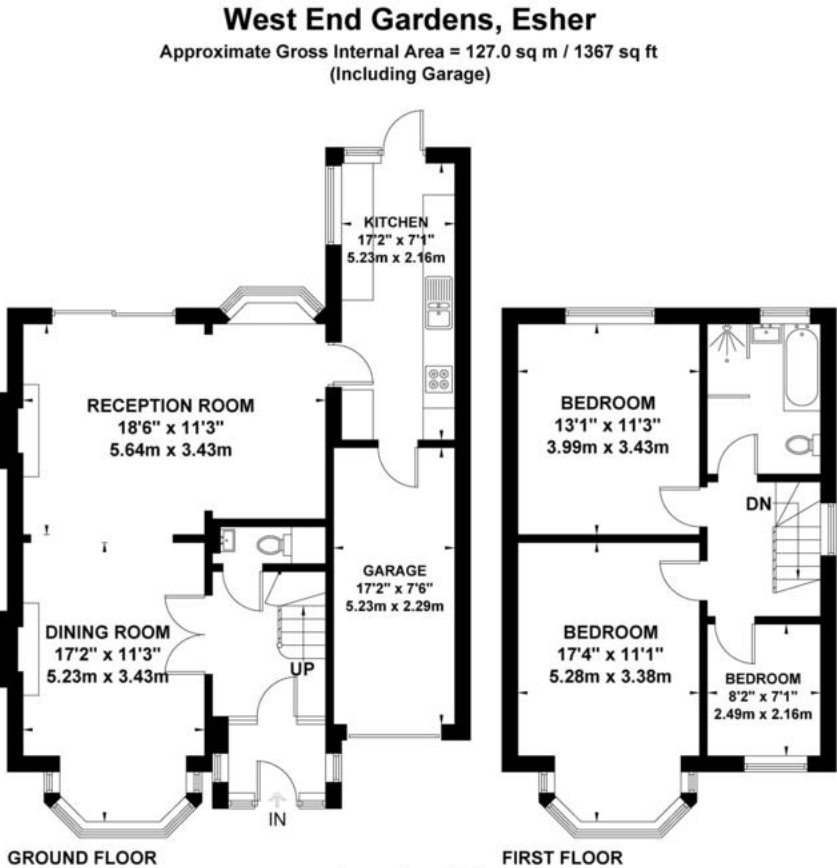
Elmbridge Borough Council

Viewing

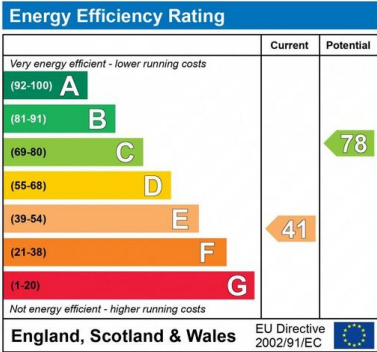
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