



Attractive modern townhouse in central location

5A Warren Close, Esher, Surrey KT10 9RU

Freehold



Reception / dining room • Eat-in kitchen • 4 bedrooms  
• 4 bathrooms (3 en-suites) • Utility room and guest  
cloakroom • South west-facing garden • Garden room  
• Multiple off-street parking

#### Local information

Set in the heart of Esher within a private gated development, this property is perfectly located for the amenities that Esher High Street offers. They include a range of cafes, restaurants, bars, an Everyman Cinema and Waitrose.

Esher station is 0.8 miles away and provides a fast train service to Waterloo from 23 minutes. Esher also boasts great recreational facilities including Esher Cricket Club and Sandown Park racecourse whilst Kingston upon Thames is 5.1 miles away and offers more extensive shopping including department stores and leisure activities. The beautiful National Trust Landscaped Gardens at Clarendon are within a mile and there are many woodland walks including Esher Common and West End Common.

The nearby A3 provides direct road access to central London, the Surrey countryside and Heathrow and Gatwick airports via the M25.

Esher's superb choice of schools is a major attraction for families. There is an impressive array of independent and state schools for families to choose from.

#### About this property

This superbly maintained, modern townhouse ( 247.1 sq. m./ 2,659 sq. ft.) in a gated close provides accommodation over three floors. You are welcomed in to the entrance hall where you will find the new eat-in kitchen located at the front. This spacious room boasts modern

units, hot water tap and a range of Miele integrated appliances. The dining space enjoys front aspect views. Adjacent is the utility room and a separate cloakroom. Occupying the rear of the ground floor is the bright reception room/ dining room. This impressive space is filled with lots of natural light and boasts quadruple folding doors which open to provide direct garden access.

The first floor includes two double bedrooms both benefitting from useful built-in storage. The bedroom at the rear enjoys an en-suite bathroom and Juliette balcony. Completing this floor is a modern family bathroom. Two further double bedrooms can be found on the second floor and both have en-suite shower rooms and built-in storage.

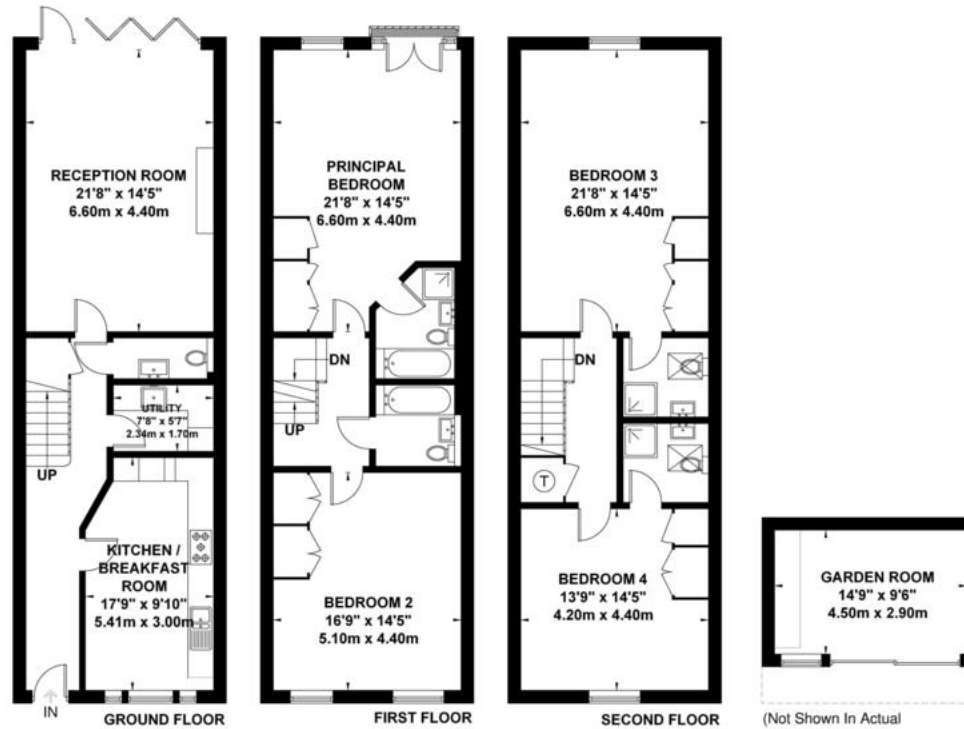
Externally to the rear, the newly landscaped south west-facing garden has a terraced area and two raised lawns. The garden is well screened and secure. A new garden room/ gym/ office with kitchenette and air conditioning sits towards the back of the garden. There is also an additional lockable storage area behind for bicycles, sunbeds etc. To the front, the property offers multiple off-street parking. Pre-wiring for two EV charging points, home air-conditioning units, outdoor heaters and CCTV cameras. No onwards chain.





### Warren Close, Esher

Approximate Gross Internal Area = 234 sq m / 2518 sq ft  
Garden Room = 13.1 sq m / 141 sq ft  
Total = 247.1 sq m / 2659 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) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 85        |
| (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 |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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