



Oaklands Avenue, Esher, Surrey, KT10





An Immaculately Presented, Detached Family Home

A light filled, modern, four bedroom family home located within walking distance of Esher Station, close to Marney's Village Inn and Weston Green Common, in a sought after residential avenue.

The property has been extended and modernized, now offering spacious accommodation across three floors. Highlights include an open-plan kitchen, dining, and family living space, along with a separate study. The top two floors feature four generously sized bedrooms and three bathrooms. There is underfloor heating throughout the ground floor and triple glazed sliding doors.

The rear garden is a stunning feature of the property, having been beautifully landscaped with a full width patio that opens directly from the kitchen and living space.

Located within a mile of Esher High Street, the property provides easy access to a range of restaurants, businesses and shops, including Waitrose and Everyman Cinema. Kingston upon Thames is a short distance away, providing an extensive selection of high street brands and department stores.

The Elmbridge Borough offers superb schooling options with a wide range of both private and state schools nearby.

There are many local recreational facilities, with Ember Tennis Club, Imber Court and Colets Health Club all offering a wealth of choice. Hampton Court Palace, Clarendon Landscape Gardens and RHS Wisley are also nearby.

Communication links are excellent, with Esher station offering a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25, and the South.

Tenure : Freehold
Council Tax Band : G
Local Authority : Elmbridge Borough Council



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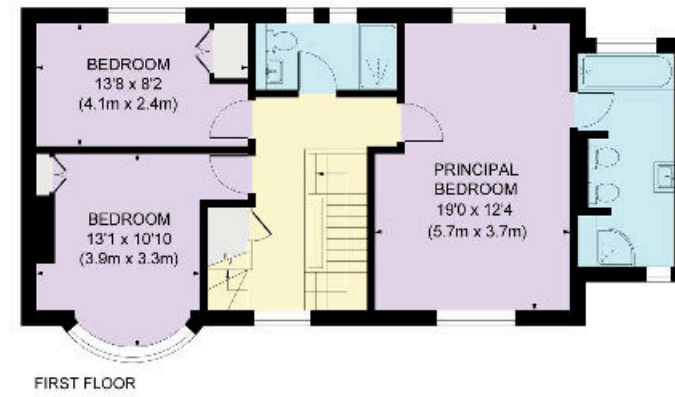
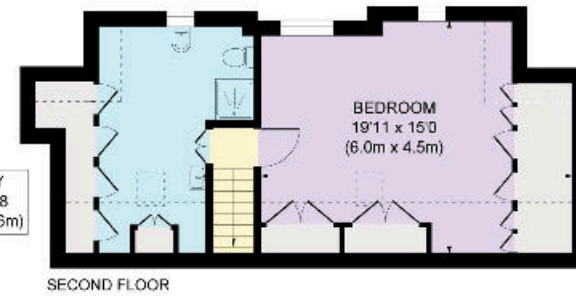
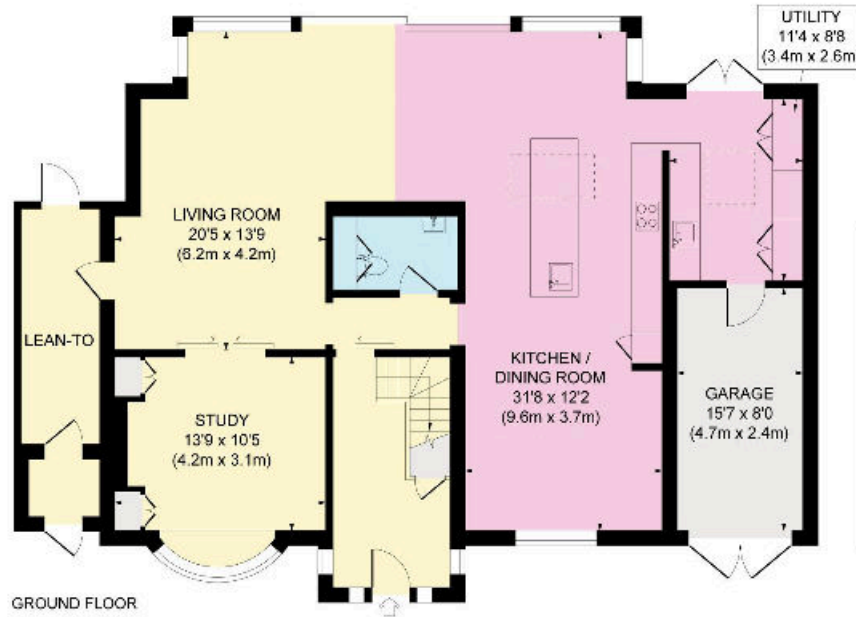








Approximate Gross Internal Area
Main House 2478 sq. ft / 230.23 sq. m
Garage 127 sq. ft / 11.83 sq. m
Total 2606 sq. ft / 242.06 sq. m



This plan is for layout guidance only. Not shown to scale unless stated. With every care taken in the preparation of this plan, please check all dimensions, areas and volumes before making decisions about your home.

Knight Frank

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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