



**West End Lane,  
Esher**





An immaculately presented three bedroom bungalow located opposite the upper pond and adjacent to the village green. The property has a spacious reception hall, a large kitchen/breakfast room overlooking the pond, and an additional reception room.

To the outside, there is a walled courtyard garden which leads to a hidden lawned garden. To the front, there is a driveway and garage.

West End Village is a unique setting with its own pub, church, village green, and duck pond along with the renowned Garsons Farm Shop, offering to pick your own fruit and veg, an extensive garden centre and farm shop complete with a coffee shop.



*Esher town - 1 mile  
 Esher station - 2 miles  
 A3 - 2.75 miles  
 Cobham - 3 miles  
 Kingston - 5.75 miles  
 Central London - 20 miles*

*All distances are approximate.*





Located within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

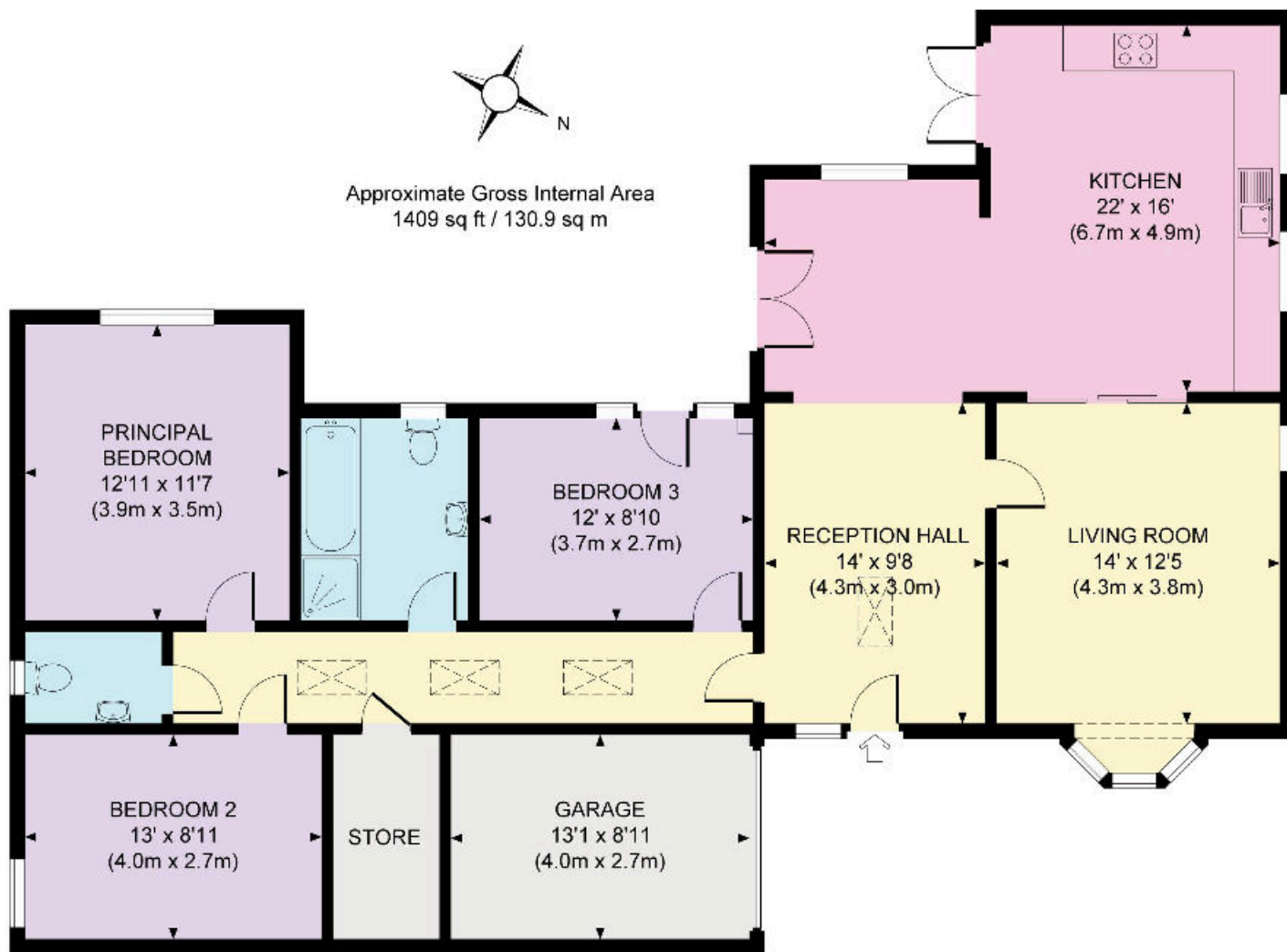
Schooling in the area is superb, with many private and state schools in the immediate area, including Claremont Fan Court, Shrewbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located. Transport links are excellent, with the station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.

There is a fantastic choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace and the National Trust owned Claremont Landscaped Gardens all within the town.



*All state school references are subject to catchment areas.*

*NB: A neighbouring property has a right of way over the driveway to access the left hand side of the double garage. This is a historic arrangement and the ownership of the garage and the driveway remains with Halfpenny Cottage.*



Knight Frank  
Esher  
47 High Street  
Esher  
KT10 9RL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**We would be delighted to tell you more.**

**Adam Burlison**  
01372 464496  
adam.burlison@knightfrank.com

**Matthew Scott**  
01372 464496  
matthew.scott@knightfrank.com



**Connecting people & property, perfectly.**

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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Particulars dated September 2021. Photographs and videos dated September 2021.

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