

Fir Tree Close, Esher



Located on a private gated road in Esher.

A modern five bedroom detached family home located in a gated private road close to Esher high street, extending over 3,000 sq ft.

The home offers balanced accommodation throughout with four reception rooms, a large kitchen/breakfast room, and a utility room. The first floor has five bedrooms, three bathrooms including a principal suite with a dressing area, and a second en-suite bedroom.

The outside area consists of a generous garden, patio and includes a garage and private driveway, which provides plenty of off-street parking.

Esher High Street - 0.9 miles

Esher station - 1.5 miles

Claygate station - 1.25 miles

A3 - 1.25 miles

Cobham - 4.25 miles

Central London - 20 miles



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: H





fridge master





Local area

Esher High Street has a wide range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth and Everyman Cinema along with a number of coffee shops and pubs. Schooling in the area is superb with a large number of private and state schools.

There is an extensive choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within the town. The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Communication links are excellent with the station providing a fast and frequent service to London Waterloo. The A3 is perfectly placed and provides direct access to central London, the M25, Heathrow and Gatwick airports and the South.

Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.



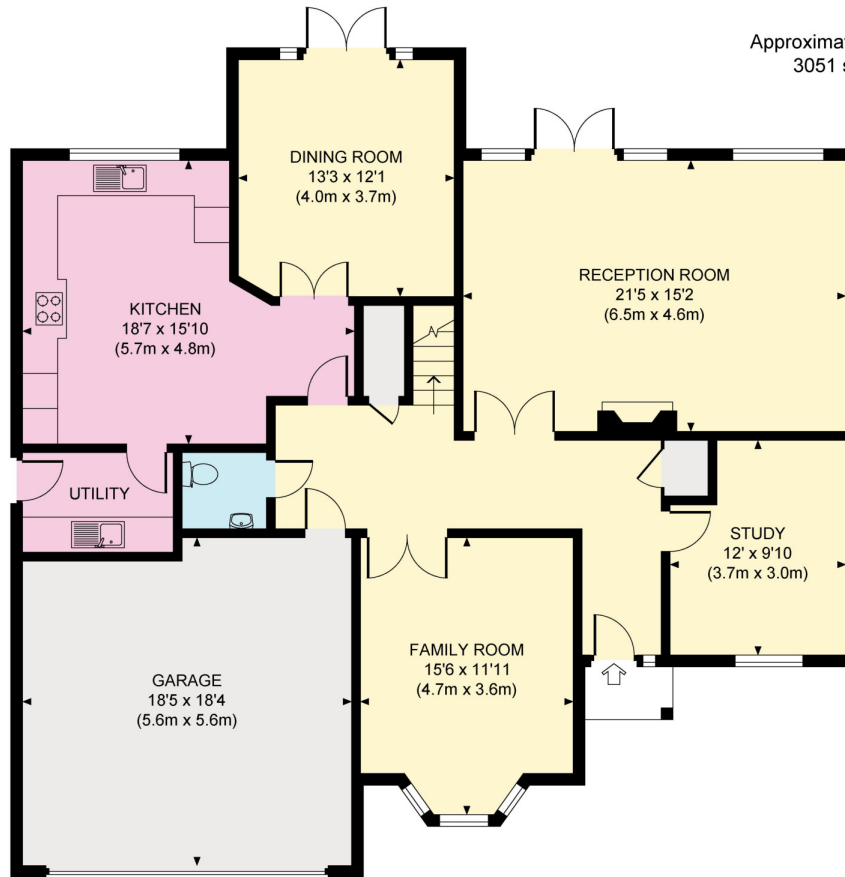




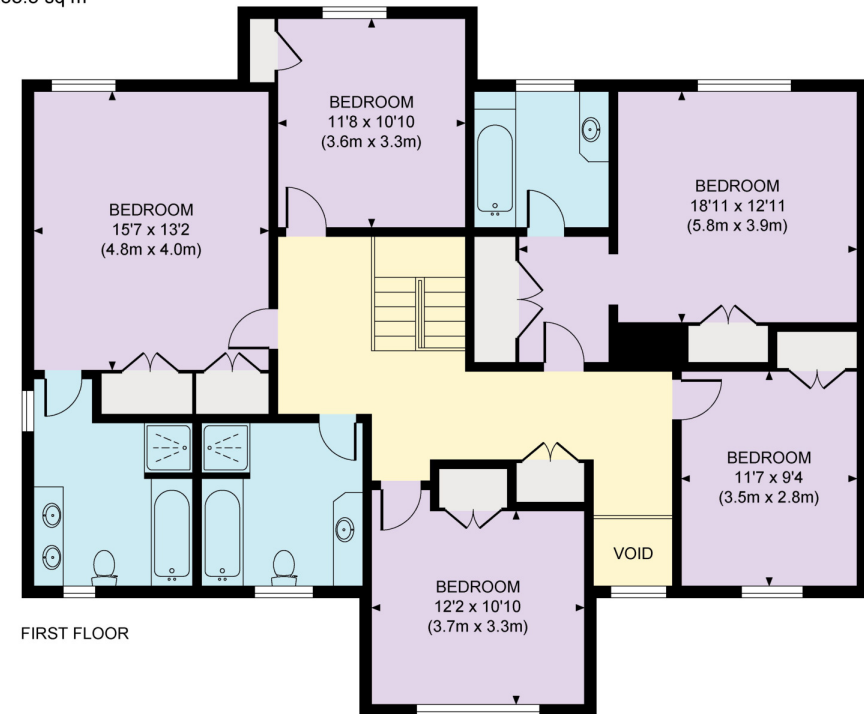




Approximate Gross Internal Area
3051 sq ft / 283.5 sq m



GROUND FLOOR



FIRST FLOOR

Knight Frank

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



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs and videos dated October 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.