



Alma Road, Esher



An immaculately presented period house.

A two bedroom period cottage with a modern and stylish interior finish throughout. The property benefits from a modern shaker style kitchen and shower room, a large through reception room, open-planned kitchen/diner and landscaped garden with terrace, pergola and Al Fresco dining area. The property is perfectly placed for Weston Green, the open space of Thames Ditton and Esher Golf Club and the local pub, Marney's Village Inn and a duck pond.

Esher High Street is just over a mile away, with an excellent range of restaurants and shops, including Giggling Squid, Gails Bakery and Waitrose, and Everyman Cinema. Schooling in the area is superb with a large number of private and state schools in the immediate area including Weston Green, Claremont Fan Court, Hampton, LEH, Shrewsbury House, and Rowan. State education is excellent including St Paul's Catholic School, Esher High, Esher Church School, and Cranmere.

There is an excellent choice of recreational activities with Sandown Park offering gym, swimming, squash, creche and day nursery, skiing, golf and go-karting, Colets Health and Fitness and the historic Hampton Court Palace and Bushy Royal Park are all conveniently located. The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax band: D



2



1



2



EPC

D







Location description

Esher Station - 0.5 miles

Thames Ditton Station - 0.8 miles

Esher Town Centre - 1.5 miles

Kingston - 3.5 miles

Cobham - 5.4 miles

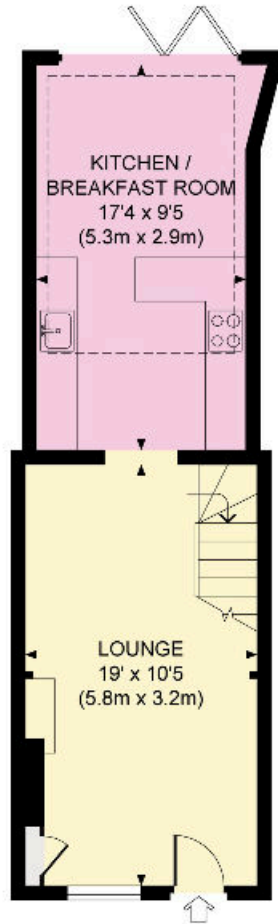
Central London - 20 miles

Communication links are excellent with the both Esher & Thames Ditton station providing a fast and frequent service to London Waterloo.

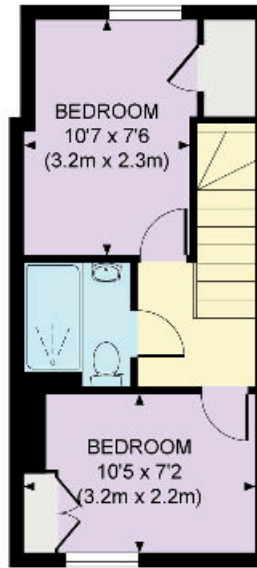




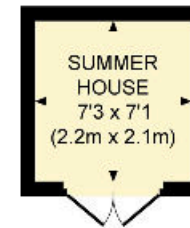




GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area
613 sq ft / 56.9 sq m
Approximate Gross Internal Area Outbuildings
51 sq ft / 4.7 sq m
Total Gross Internal Area 664 sq ft / 61.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Knight Frank

Esher

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We would be delighted to tell you more

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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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Particulars dated October 2023. Photographs and videos dated September 2023.

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