



Courtlands Avenue, Esher

Located in a private road cul-de-sac

A 1920's four bedroom detached home on the edge of West End Village requiring some modernisation and offering potential to substantially extend (STPP) with a south-west facing garden.

Set at the end of Courtlands Avenue on a corner plot with a footpath providing access to West End Village. The Village is a unique setting with its own newly refurbished Prince of Wales public house / restaurant, church, village green and duck pond along with the renowned Garsons Farm offering pick your own, extensive farm shop and coffee shop / restaurant.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: G



Schooling & Communication

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

Communication links are excellent with Esher station providing a fast (24 minutes) and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.





Local Area

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





Esher Town - 0.8 miles

Esher Station - 2 miles

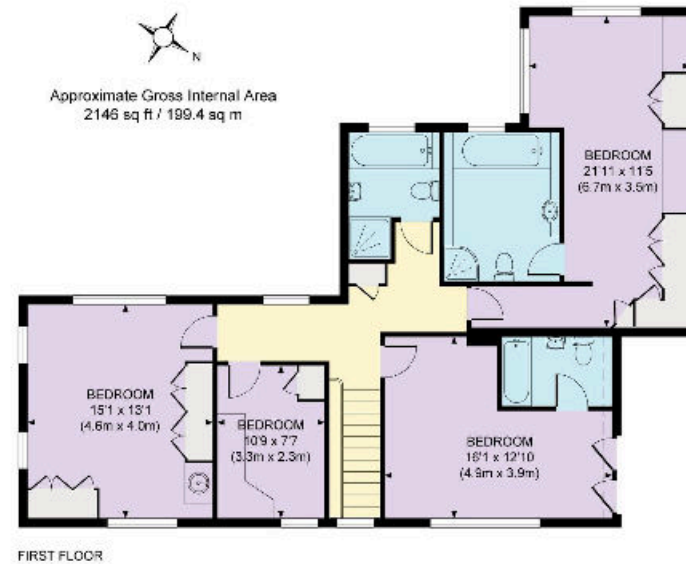
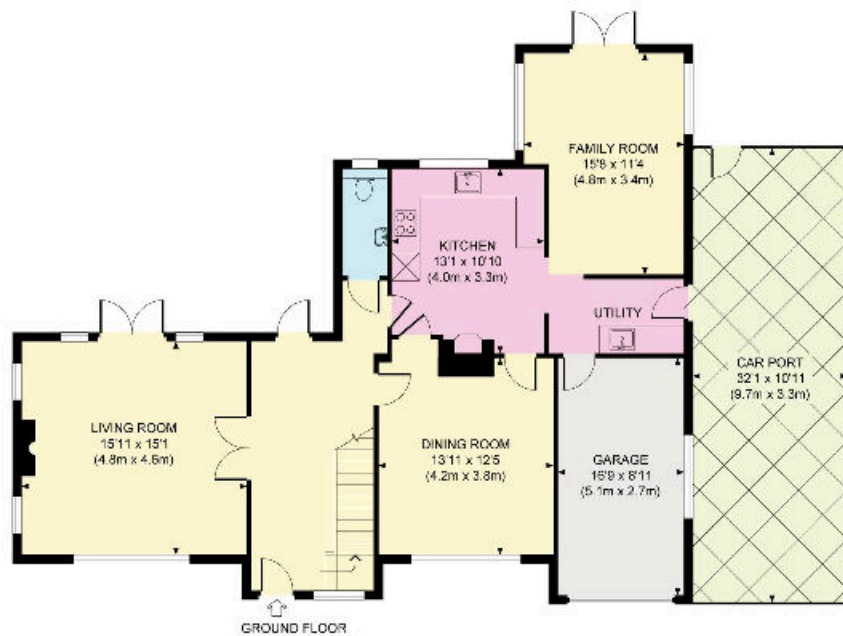
A3 - 3 miles

Cobham - 3 miles

Kingston - 5.5 miles

Central London - 20 miles





Approximate Gross Internal Area
2146 sq ft / 199.4 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.

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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 August 2023. Photographs and videos dated August 2023.

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