

Winterdown Road, Esher

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# Situated in the picturesque village of West End.

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A two bedroom semi detached cottage situated in the picturesque village of West End overlooking the duck pond and village green. The property has been refurbished and now benefits from a new kitchen, carpets and redecoration throughout.

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 pick your own fruit and veg, an extensive garden centre and farm shop complete with a coffee shop.

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 and Everyman Cinema along with a number of coffee shops and pubs.

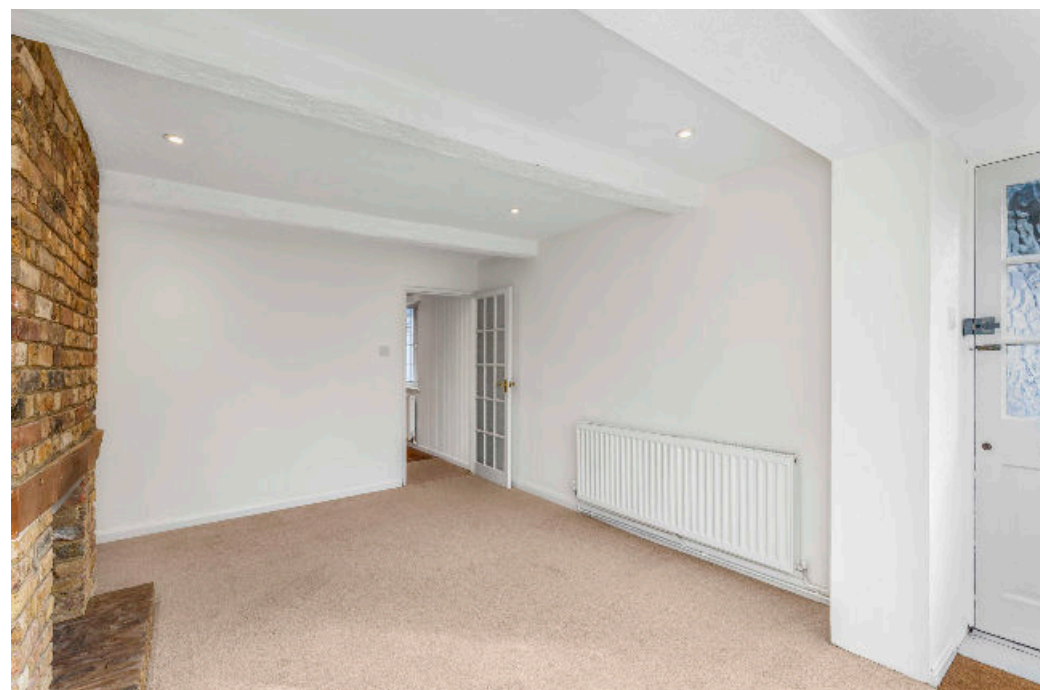
Transport links are excellent, with the station providing fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.

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.

**Tenure:** Freehold

**Local Authority:** Elmbridge Borough Council

**Council Tax band:** E



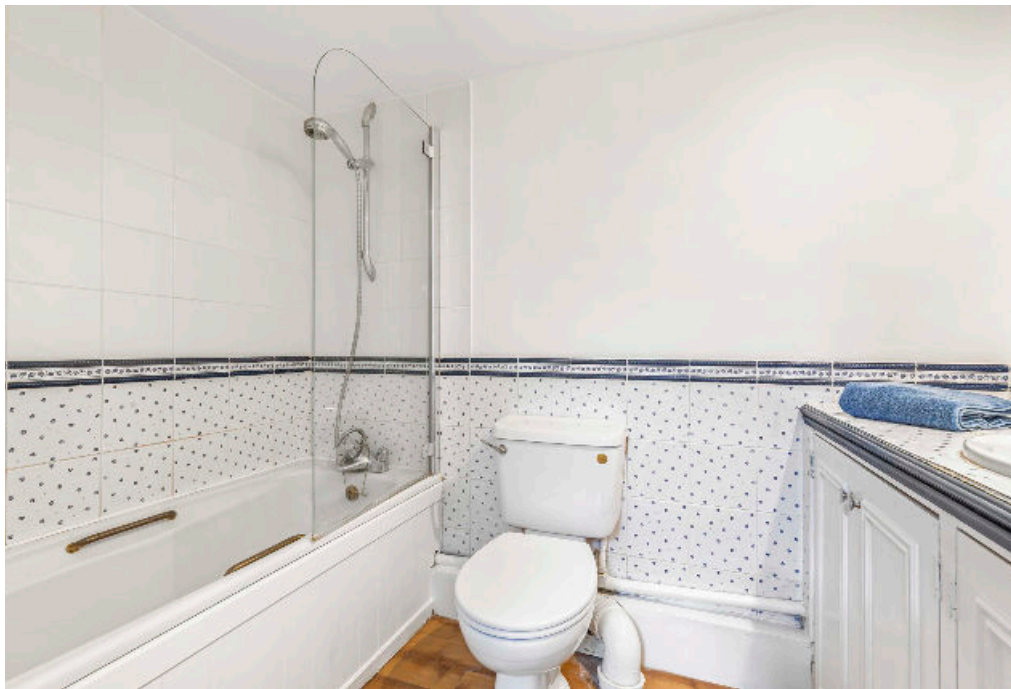




The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

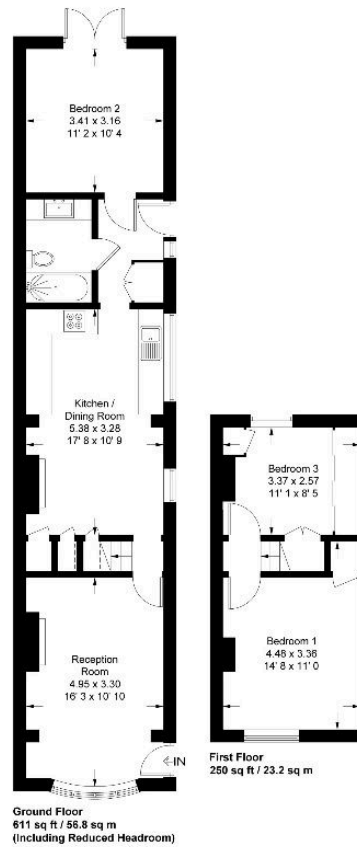
Location description  
Esher High Street - 1 mile  
Esher Train Station - 2 miles  
Hersham Train Station - 2 miles  
A3 - 2.5 miles  
Cobham - 3 miles  
Kingston - 5.5 miles  
Central London - 20 miles





## Winterdown Road

Approximate Gross Internal Area = 857 sq ft / 79.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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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