



Hermitage Close, Esher

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# Detached Family Home

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An immaculately presented three bedroom detached family home located in a cul-de-sac in the village of Claygate.

The property has a stylish open plan kitchen/dining/family room which opens onto the south facing rear terrace and garden. There are two further reception rooms and utility room.

The property is located a short distance from Claygate high street which offers an excellent mix of village shops including a florist, baker, butcher and fishmonger. The high street also has the train station, which provides direct trains to London Waterloo.

Tenure: Freehold

Council Tax Band: F

Local Authority: Elmbridge Borough Council











The larger town of Esher is also conveniently located which has a wider selection of shops and restaurants including Waitrose and an Everyman cinema. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of high street names and department stores.

Schooling in the area is superb with Rowan, Milbourne Lodge, Shrewsbury House and Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott and Reeds in Cobham also offering an excellent choice of schools.

The A3 is conveniently located providing access to London and the M25.

Claygate High Street & Station - 0.7 miles

Esher Station - 2 miles

Esher High Street - 2 miles

A3 - 2.25 miles

Kingston - 5.5 miles

M25 (J9) - 6.25 miles

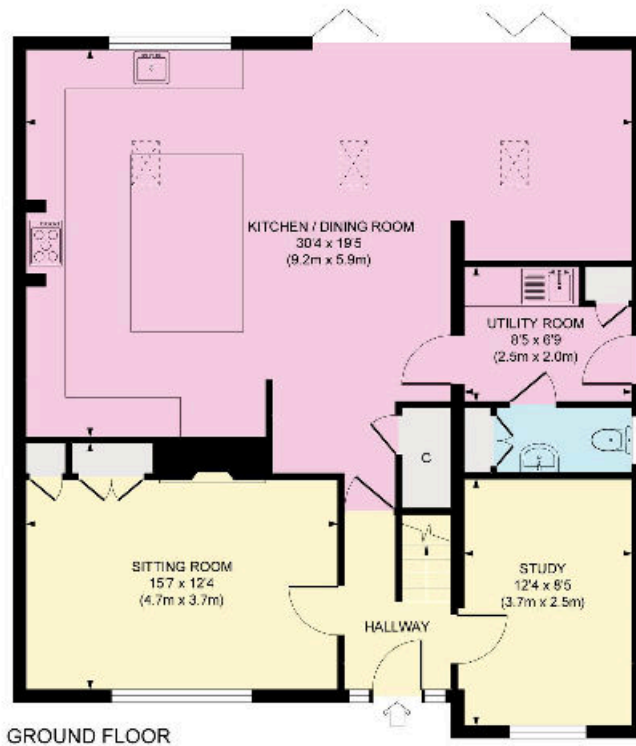
Central London - 20 miles











Approximate Gross Internal Area  
1623 sq ft / 150.8 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 decisions reliant upon them.

**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 885661

[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

**Maisie Bywater**

01372 885661

[maisie.bywater@knightfrank.com](mailto:maisie.bywater@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.

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