



BROOKLANDS GARDENS

More Lane, Esher, Surrey, KT10



A MODERN DETACHED HOME

A modern four bedroom, three bathroom detached home set in a gated development and ideally located for both Esher high street and station.



4



3



2

EPC

B

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



WELL-PRESENTED THROUGHOUT

- Situated within a gated development
- Open-plan kitchen/dining/reception room
- Underfloor heating throughout the ground floor
- 0.9 miles to Esher station
- 0.7 miles to Esher town centre
- Adjacent to Sandown Park Racecourse
- Approximately 1,909 sq. ft
- Well-presented throughout











LOCATED IN A GATED DEEVLOPMENT

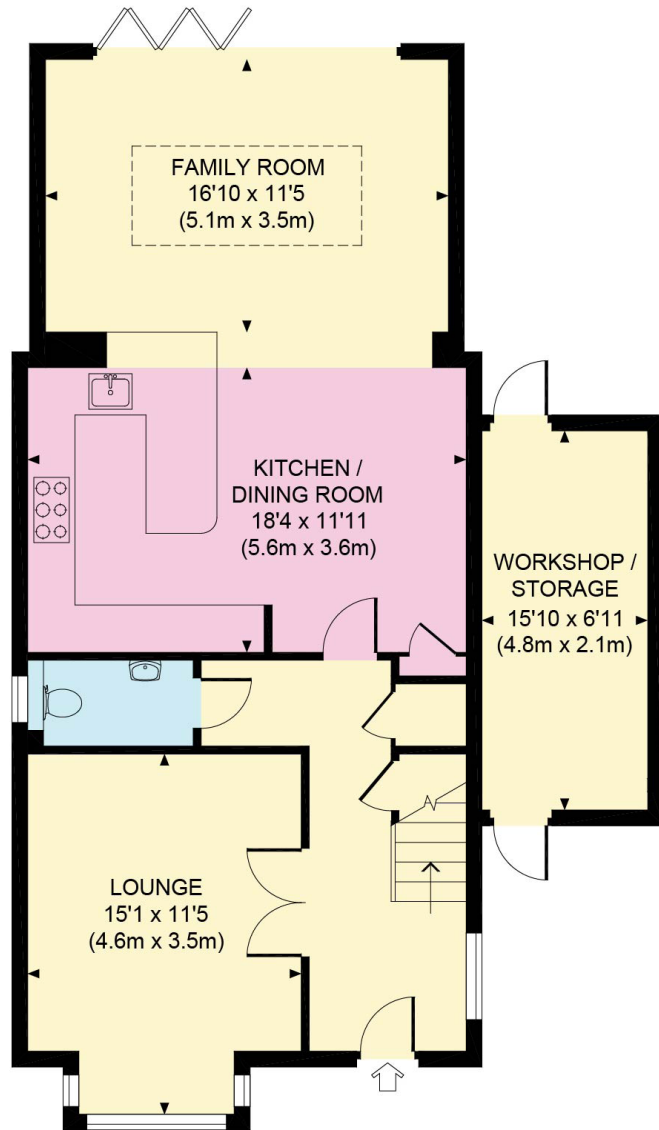
There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within the town.

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 provides direct access to central London, the M25 and the South.



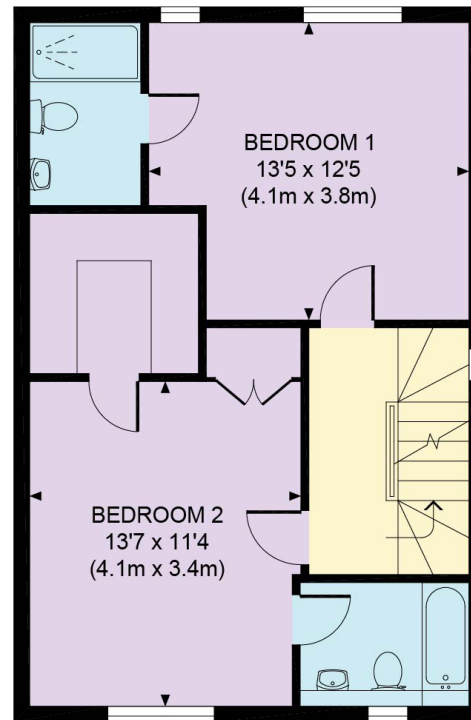




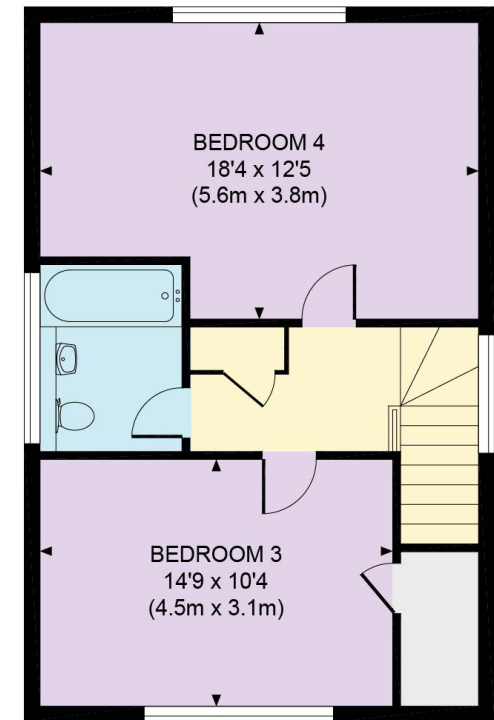
GROUND FLOOR



Approximate Gross Internal Area
1909 sq ft / 177.3 sq m



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area = 177.35 sq m / 1,909 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)



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