



CLIVE ROAD

Esher, Surrey, KT10



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# A BEAUTIFUL FAMILY HOME

The property is situated within a conservation area on one of the most desirable private roads in central Esher.

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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## WELL PRESENTED THROUGHOUT

Features of the property include:

- \* Immaculately presented
- \* Four double bedrooms
- \* Gated private road
- \* 250 yards to Esher town centre
- \* Opportunity to extend (STPP)
- \* Double garage/gym/home office + loft access
- \* Landscaped front and rear gardens











## IN AN EXCELLENT LOCATION

Located on one of Esher's most popular gated private roads which is adjacent to high street and has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, Gail's Bakery, Fego's, an Everyman Cinema along with a number of coffee shops and pubs. Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located. 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. There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash and the National Trust owned Claremont Landscaped Gardens all within the town. The historic Hampton Court Palace is also nearby, along with the larger market towns of Kingston upon Thames and Guildford providing a wide selection of high street names and department stores.

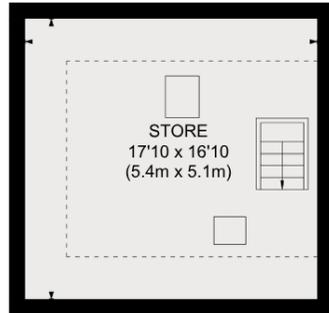




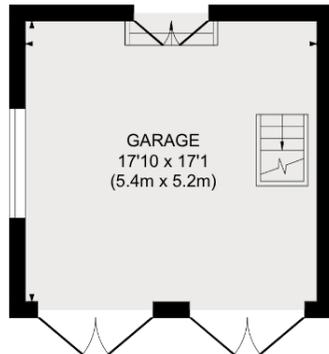
**Approximate Gross Internal Area**

Main House 2228 sq. ft / 207sq.m

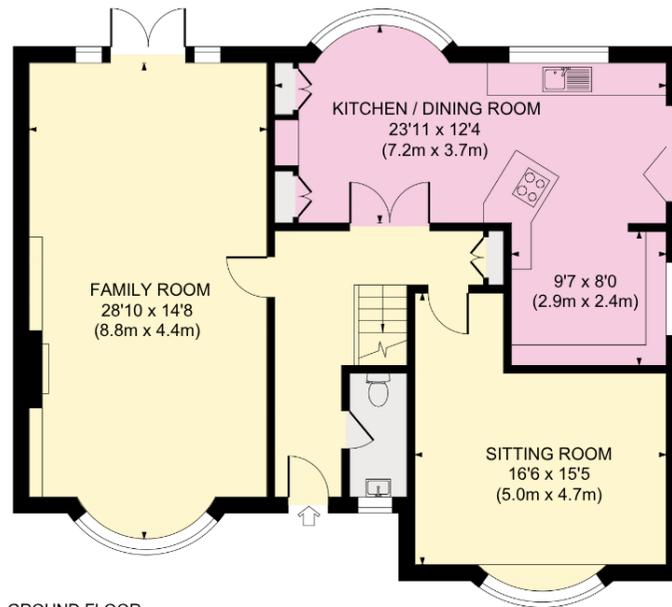
Garage 613 sq. ft / 57 sq. m



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 2841 sq. ft / 264 sq. m

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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