



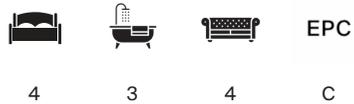
GROVE WAY

Esher, Surrey, KT10



A WELL-PRESENTED 1930'S FAMILY HOME

Ideally located for Esher station and backing onto fields and the River
Ember to the rear.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



- * 4 bedrooms
- * 3 bathrooms (2 en-suite)
- * 4 reception rooms
- * 0.75 miles to Esher station
- * Open aspect to the rear

The property is conveniently located for Esher mainline station and 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.











Schooling in the area is superb with a large number of private and state schools in the immediate area including Weston Green, Claremont Fan Court, Hampton, LEH, Shrewsbury House, and Rowan. State education is excellent including St Paul's Catholic School, Esher High, Esher Church School, and Cranmere.

There is an excellent choice of recreational activities with Colets Health and Fitness and Sandown Park offering gym, swimming, squash, creche and day nursery, skiing, golf and go-karting. The historic Hampton Court Palace and Bushey Royal Park are close by. 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.





Approximate Gross Internal Area
 Ground Floor 1,225 sq. ft / 113.85 sq. m
 First Floor 987 sq. ft / 91.72 sq. m
 Total 2,213 sq. ft / 205.58 sq. m



Approximate Gross Internal Area = 205.59 sq m / 2,213 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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