



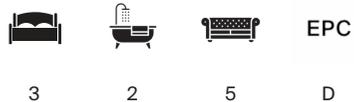
SEVERN DRIVE

Esher, Surrey KT10



A THREE BEDROOM SEMI -DETACHED FAMILY HOME

Located in a cul-de-sac backing onto playing fields and ideally positioned for Hinchley Wood Primary and Secondary schools.



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



- Approximately 500 yards from local schools
- 1 mile to the A3 (London)
- Potential to improve and extend (STPP)
- Cul-de-sac location
- Backing onto school playing fields

The house is located close to Hinchley Wood village which has a selection of village shops. Hinchley Wood and Surbiton station are also accessible and provide a fast service direct to London Waterloo.

The A3 provides direct access to central London, the M25 and the South.











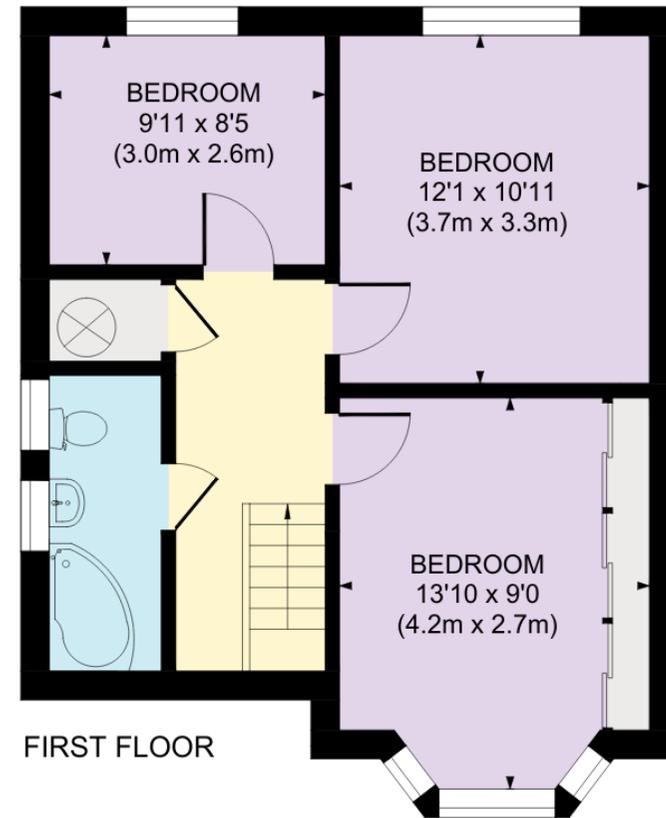
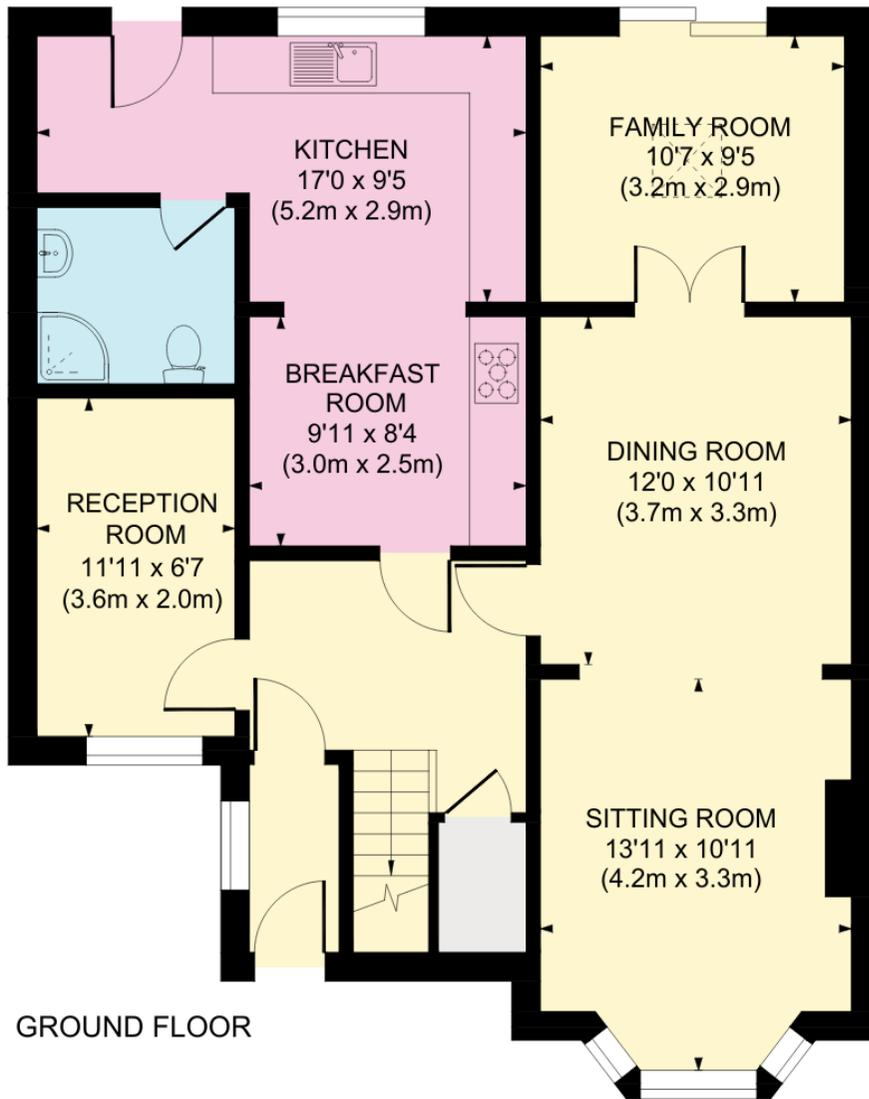
Schooling in the area is superb with both Hinchley Wood Primary and Secondary schools conveniently located. The private sector has Rowan, Shrewsbury House, Milbourne Lodge, Claremont Fan Court and Surbiton High all easily accessible.

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. Two good standard local sports clubs are close by in Surbiton Hockey Club and Long Ditton Cricket Club.



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





Approximate Gross Internal Area = 124.4 sq m / 1,339 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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