



LITTLEWORTH AVENUE

Esher, Surrey, KT10



# AN IMMACULATELY PRESENTED CHARACTER FAMILY HOME

Located in a sought-after road adjacent to Esher cricket green and  
perfectly located for Esher town centre.

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



- Stylish interior design
- West-facing garden
- Bespoke hand-built kitchen
- French oak flooring to the ground floor
- Lacanche dual fuel oven
- Fisher & Paykel dishwasher
- Lefroy Brooks and Hansgrohe bathroom hardware
- Esher town centre – 0.7 miles
- Claygate station – 0.8 miles











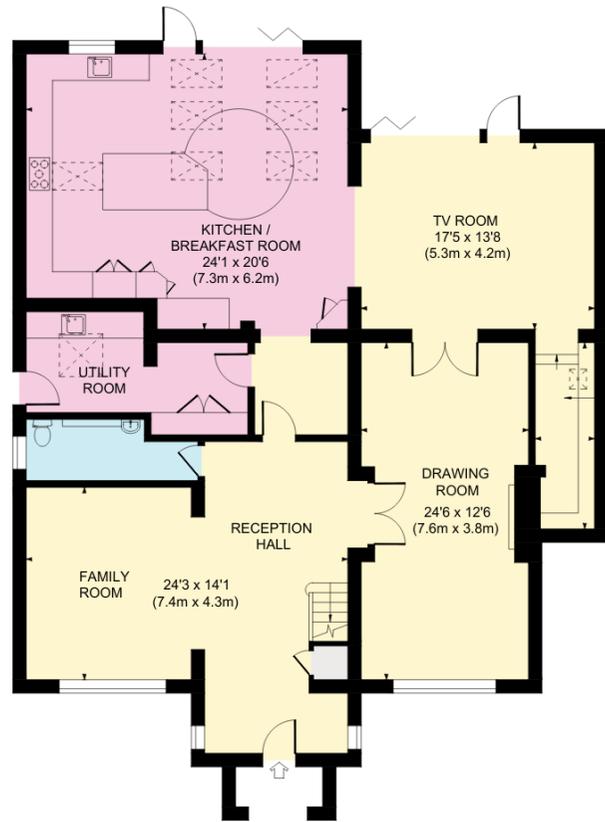
Esher High Street offers an excellent range of restaurants and shops, including Waitrose, Côte, Gail's Bakery, Giggling Squid, The Good Earth, and an Everyman Cinema, along with a number of coffee shops and pubs. Schooling in the area is superb, with a large number of private and state schools close by, including Claremont Fan Court, Shrewsbury House, Rowan, Millbourne Lodge, and Esher Church School. The ACS Cobham International School, Reed's, and Danes Hill are also conveniently located.



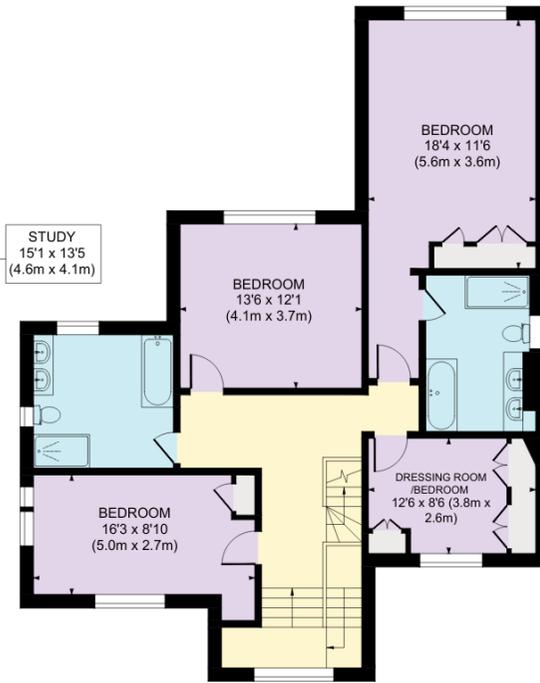
There is an excellent choice of recreational activities, with Sandown Park offering horse racing, skiing, golf, go-karting, a gym, and squash. The National Trust-owned Claremont Landscape Garden is within the town, and the historic Hampton Court Palace is located nearby. The towns of Kingston upon Thames and Guildford are a short distance away, providing a wide selection of high street brands and department stores.

Communication links are excellent, with Esher station offering a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25, Heathrow, Gatwick airports, and the South.

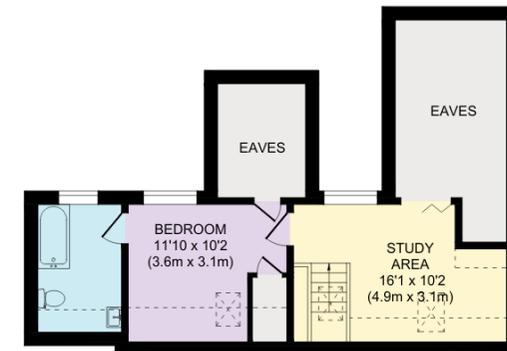




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area = 318.29 sq m / 3,426 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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