

## 15, West End Gardens, Esher, KT10 8LD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



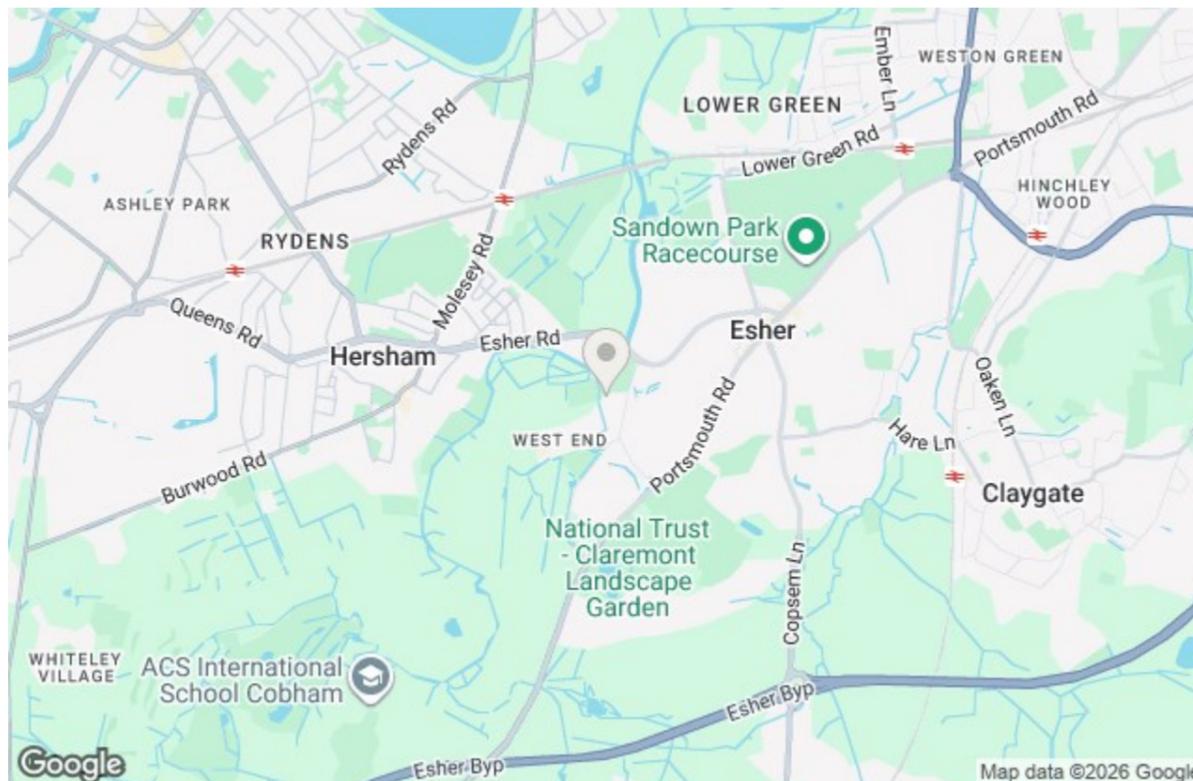
**£1,400,000 Freehold**

Harnes Turner Brown are pleased to offer this delightful three bedroom detached house with superb size garden nestled in a charming cul-de-sac in the heart of West End, Esher. Just a short stroll from the picturesque village green, pond, woodland walks at Esher Common, Garsons Farm and local village pub, this property is ideally situated for those who appreciate a tranquil lifestyle while still being close to the amenities of Esher High Street, located a mere 0.9 miles away. The property is under a mile from Esher Station with access to London Waterloo in under 30 minutes.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed downstairs WC. The ground floor boasts three generous reception rooms, including a separate dining room, a cosy lounge with Inglenook fireplace with doors leading out onto the expansive garden, and a family room that also overlooks the garden, providing a lovely space for relaxation and entertaining.

Upstairs, the property features three good sized bedrooms, comprising two comfortable double rooms and a single room. The family bathroom is conveniently located to serve all bedrooms.

The large garden, which is mainly laid to lawn with manicured borders is a standout feature of this home, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. At the rear of the garden is a private gate which gives access to the recreation ground. There is a garage with a utility room and to the front of the property is a large driveway providing ample off street parking. This property is an excellent opportunity for families or anyone seeking a peaceful retreat in a desirable location. With its blend of spacious living areas and proximity to local amenities, this house is sure to appeal to a wide range of buyers. Council tax band G. Please call our East Molesey branch on 0208 001 8385 to arrange a viewing.



# West End Gardens, Esher, KT10 8LD



- CUL DE SAC LOCATION
- SEPARATE DINING ROOM
- FAMILY ROOM
- GARAGE
- AMPLE OFF STREET PARKING

- SPACIOUS ENTRANCE HALL WITH DOWNSTAIRS WC
- SPACIOUS LOUNGE WITH INGLENOOK FIREPLACE
- LARGE GARDEN
- DOUBLE-GLAZING
- CLOSE TO ESHER TOWN CENTRE

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract