



5 Littlemead, Esher, Surrey, KT10 9PE

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ESHER, SURREY, KT10 9PE

A superb opportunity to acquire a spacious detached home, within a plot of a quarter of an acre, situated in a popular Esher location.

Available for the first time in 60 years this four-bedroom detached home offers an incoming purchaser a canvas to redevelop/refurbish this well-proportioned property with an existing footprint in excess of 3,000sqft.

Currently arranged over two floors, the property offers a blend of both open plan and family living to the ground floor which offers generous utility spaces. To the first floor the principal bedroom is served by a large ensuite bathroom, with the remaining three bedrooms served by a family bathroom with separate WC. There is a large room that offers eaves storage.

The grounds and gardens are of particular note and comprise a generous driveway to the front with access to a large detached double garage. The West facing rear garden is well tended and is predominantly laid to lawn enclosed by an array of established shrubs, garden wall and fencing.

- POPULAR ESHER LOCATION
- OVER 3,000 SQFT OF ACCOMMODATION
- SCOPE FOR REDEVELOPMENT (STP)
- FOUR BEDROOMS
- DOUBLE GARAGE
- AVAILABLE FOR THE FIRST TIME IN 60 YEARS
- PLOT OF APPROXIMATELY 0.25 ACRE
- REFURBISHMENT REQUIREMENT
- GENEROUS OFF-ROAD PARKING
- WEST FACING GARDENS

CLARKE GAMMON, GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Elmbridge Borough Council - Band G £3597.10 22/23

Services: All mains services connected









SITUATION

Esher benefits from a vibrant 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 public houses.

Both Esher and Claygate mainline railway stations are approximately one mile from the property and provide regular and direct trains to London Waterloo, from 23 and 29 minutes respectively. The roadlinks are excellent and provide easy access to the A3 giving access to central London, the M25 and Heathrow and Gatwick Airports.

The Elmbridge Borough has an excellent range of both state and private schools, including Esher Church School, Hinchley Wood School, The ACS Cobham International School, Milbourne Lodge and Claremont Fan Court School.

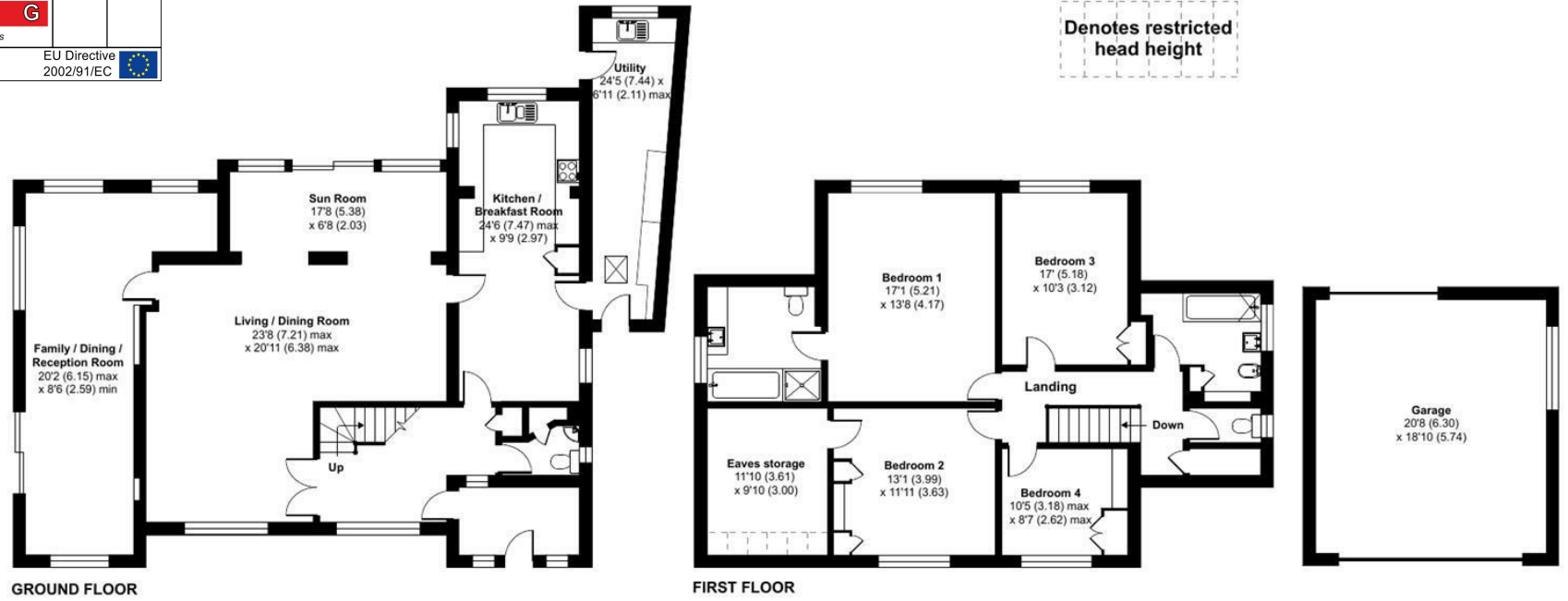


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Approximate Area = 2610 sq ft / 242.4 sq m
 Limited Use Area(s) = 15 sq ft / 1.3 sq m
 Garage = 389 sq ft / 36.1 sq m
 Total = 3014 sq ft / 280 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 832089

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

