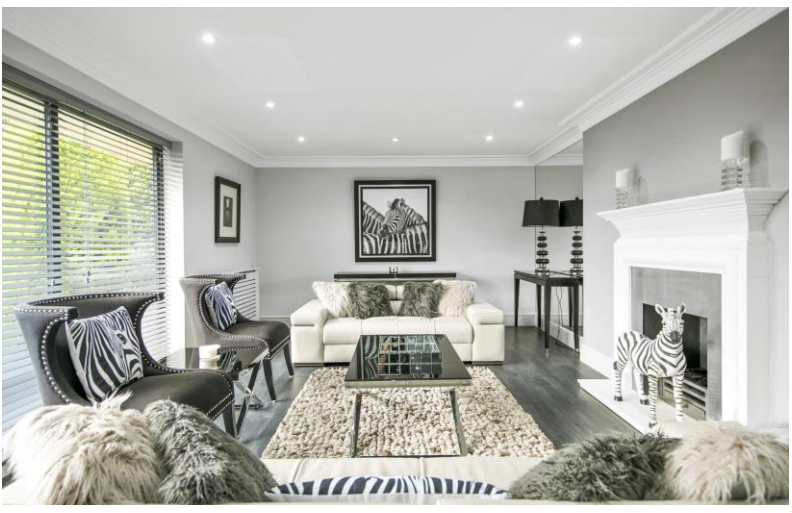
CURCHODS







Bay Trees

3 Haymeads Drive, Esher, Surrey, KT10 9EX

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Guide Price £1,850,000

Freehold



A substantial four-bedroom, three-bathroom family home presented in modern and immaculate condition, having been renovated to a high standard throughout.

The property offers exceptionally well-balanced accommodation, featuring a large sitting room and a stunning open-plan kitchen/dining room with a central island and fully fitted units, creating an ideal space for both everyday living and entertaining. In addition, there is a separate snug, study or playroom, providing valuable flexibility for families.

A few steps lead to the bedroom accommodation, comprising four generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en suite bathroom. A second double bedroom also features fitted wardrobes and its own en suite shower room. Two further double bedrooms, both with fitted wardrobes, are served by a well-appointed family bathroom.

Steps lead down to a double garage and a substantial storeroom, offering excellent storage and practical space.

To the front of the property there is off-street parking for several vehicles, while to the rear lies a large, private and secluded garden.

Situated in a highly sought-after cul-de-sac within walking distance of Esher High Street and Claygate station, this unique home offers broad appeal to both families and downsizers alike.

EPC C | Council Tax Band G





Key Features

- Substantial four-bedroom, three-bathroom family home renovated to an exceptional standard.
- Immaculate modern interiors with beautifully presented accommodation throughout.
- Stunning open-plan kitchen/dining room with central island and fitted units.
- Separate snug, study or playroom offering versatile family living space.
- Principal bedroom with fitted wardrobes and luxurious en suite bathroom.
- Double garage, substantial storeroom and off-street parking for several cars.
- Large private and secluded rear garden ideal for entertaining.
- Sought-after cul-de-sac near Esher High Street and Claygate station.

Location

Esher railway station offers regular trains to London Waterloo in under 30 minutes, making it ideal for commuters. The town is also well-connected by road, with the A3 and M25 nearby, and bus routes to surrounding areas like Kingston and Walton-on-Thames.

The town's high street offers a mix of boutique shops, cafes, and popular chain stores like Waitrose, alongside local pubs and restaurants. Esher is home to Sandown Park Racecourse, which hosts events and seasonal markets, and an Everyman cinema, adding to its leisure offerings.

The area has a vibrant community atmosphere while maintaining a relaxed, suburban feel.
Esher is renowned for its excellent schools, including Esher Church School and Cranmere Primary School, both well-rated for academic success and community involvement. For secondary education, Esher High School offers strong results, and the area also has prestigious private options like Claremont Fan Court School

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

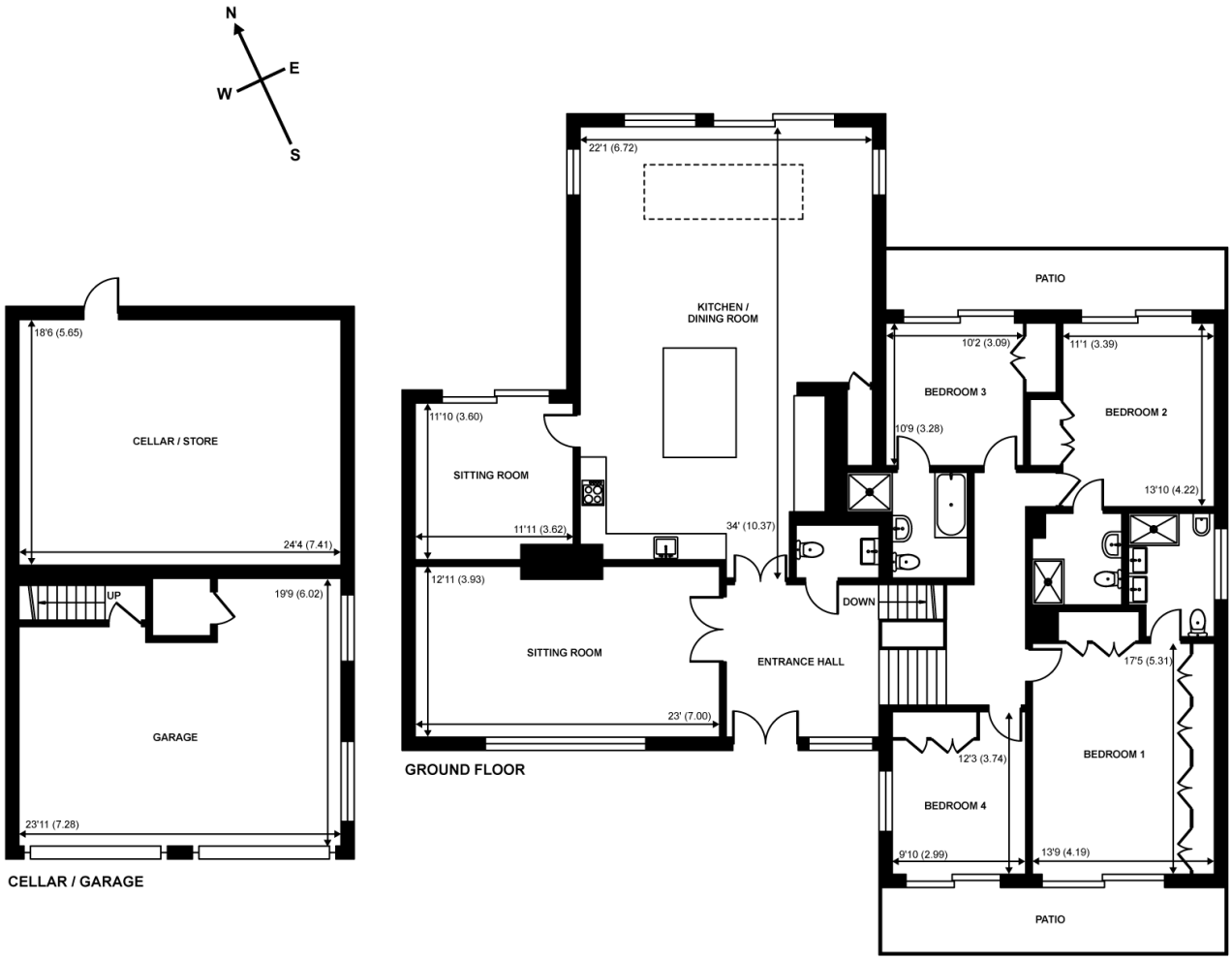






CURCHODS

Approximate Area = 2837 sq ft / 263.5 sq m
Garage = 490 sq ft / 45.5 sq m
Total = 3327 sq ft / 309 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1464768

01372 462000 | esher@curchods.com
77 High Street, Esher, Surrey, KT10 9QA

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Reference: PRI250021

arla | propertymark PROTECTED
naea | propertymark PROTECTED
TENANCY DEPOSIT SCHEME PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK