CURCHODS







25 Lower Green Road

Esher, Surrey, KT10 8HE

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Offers in Excess of £1,250,000

Freehold



A characterful five-bedroom, two-bathroom family home, presented in modern and immaculate condition throughout, situated on a popular residential road within walking distance of Esher station.

The ground floor features a front sitting room with a feature fireplace, alongside a stunning open-plan kitchen, dining and family room which opens directly onto the large, private and secluded south-facing garden. There is also a spacious shower room with utility area. Upstairs are five bedrooms and a family bathroom.

Combining period character with modern open-plan living, this is a superb family home with generous accommodation and a fantastic south-facing garden, ideally located for Esher station.





Key Features

- Five-bedroom family home
- Two bathrooms
- Modern and immaculate throughout
- Character features and feature fireplace
- Stunning open-plan kitchen/dining/family room
- Large, private south-facing garden
- Spacious shower room and utility area
- Popular residential road within walking distance of Esher station

Additional Information

Our client has confirmed that the property benefits from mains drainage, water, gas and electricity. Our client has also advised that there is shared driveway access at the side of the property to parking at the rear of the property and that there is unrestricted on street parking within the area.

EPC E | Council Tax Band F

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.







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Lower Green Road, KT10

Approximate Gross Internal Area = 133.9 sq m / 1442 sq ft
Approximate Outbuilding Internal Area = 13.9 sq m / 150 sq ft
Approximate Total Internal Area = 147.8 sq m / 1592 sq ft



Ground Floor **First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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

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Reference: CER260463

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